

Keepmoat North West

9326 Augustus Way, Cheadle

Energy and Sustainability Statement

AES Sustainability Consultants Ltd

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	Author	Date	E-mail address
Produced By:	Lisa Chaplin	12/03/2026	Lisa.chaplin@aessc.co.uk
Reviewed By:	James Brooman	13/03/2026	James.brooman@aessc.co.uk

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This statement has been commissioned to detail the proposed approach to sustainable construction to be employed on Augustus Way, Cheadle. It should be noted that the details presented, including the proposed specifications, are subject to change as the detailed design of the dwellings progresses, whilst ensuring that the overall commitments will be achieved.

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1. Introduction

Preface

- 1.1. This Energy and Sustainability Statement has been prepared on behalf of Keepmoat North West in support of the application for development of Augustus Way, Cheadle
- 1.2. The proposal would deliver a total of 140 dwellings across Phase 2 & 3, with a range of two to four bed detached, semi-detached and terraced houses. Approximately 33% of the plots designated as affordable.
- 1.3. The proposed site layout is shown in Figure 1

Purpose and Scope of the Statement

- 1.4. The statement has been prepared to address relevant national and local policies relating to sustainable development, including policies within the Staffordshire Moorlands Local Plan 2014-2033, adopted in September 2020
- 1.5. This statement demonstrates that following a fabric first approach and incorporating renewable energy systems, the proposed development will deliver a level of performance that meets Part L 2021 Building Regulation standards and complies with the policies stated in the Local Plan.
- 1.6. A range of additional sustainable design considerations will be addressed including resource efficiency and waste reduction both during and after construction.



Figure 1. Site Plan above- Augustus Way, Cheadle & Location Plan below



Local Planning Policy

- 1.7. The development will address relevant planning policies contained within Staffordshire Moorlands Local Plan 2014-2033, adopted in September 2020 in relation to the sustainable design and construction:

Policy SD1

Sustainable Use of Resources

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 minimize 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 minimize energy needs and to take advantage of maximized 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 details 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

The Council will strive to meet part of the Districts future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies, for example solar energy, biomass etc), in line with current evidence which identifies the feasibility of these forms of energy across the District. The council will assess wind turbines schemes in line with Governments specific policy on wind turbines. For all other forms of renewable energy the Council will support small and large scale stand alone renewable or lo-carbon energy schemes subject to the following considerations;

- The degree to which the scale and nature of a proposal impact on the landscape, particularly having regard to relevant Landscape Character evidence 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/economical/social benefits of a scheme, as well as how any environmental or social impacts have been minimized (e/g visual, noise or smell);
- The impact on designated sites of European (or successor), national and local biodiversity and geological importance in accordance with policy NE 1;
- 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 lo-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 utilized before higher quality agricultural land;

Policy SD3

Sustainability Measures in Development

The Council will support further carbon-saving or water saving measures in both new and existing developments, in the following ways;

1. Supporting developers who propose exceeding the thermal efficiency or water conservation 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 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)

National Planning Policy Framework

- 1.8. In December 2023, the Government published the updated National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how these are expected to be applied.
- 1.9. The planning process has been identified as a system to support the transition to a low carbon future in response to climate change by assisting in the reduction of greenhouse gas emissions and supporting renewable and low carbon energy.
- 1.10. Paragraph 159 sets out what is expected from new developments when considering strategies to mitigate and adapt to climate change:

159. New development should be planned for in ways that:

Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures, including through the planning of green infrastructure; and

Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

Current National Policy Standards

- 1.11. The NPPF requires that "local planning authorities should ...when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards."¹
- 1.12. The government introduced the latest revision of Building Regulations, known as Part L 2021 in December 2021, to come into effect for buildings where construction commenced after 15th June 2023. The new standard requires a 31% reduction in CO₂ emissions compared to the previous Building Regulations standard.

Proposed Strategy

- 1.13. This statement is intended to establish the proposed approach to sustainable construction and reduction in CO₂ emissions to be delivered at the development.
- 1.14. It is proposed that the development is designed to incorporate all applicable guidance contained within the Policies of the Staffordshire Moorlands Local Plan 2014-2033
- 1.15. This statement will demonstrate that the site will comply with Part L 2021 Building Regulations while also achieving the requirements of the Local Plan.
- 1.16. The development also considers the changing future climate and seeks to build in resilience through appropriate construction techniques and materials to avoid future risks of overheating.
- 1.17. There are many other aspects of sustainability which relate to new housing development and will be considered further within this statement including water use and the environmental impacts of materials, construction, and household waste.

¹ Department for Communities and Local Government, 2012, *NPPF*, paragraph 95

2. Climate Change Resilience

- 2.1. Dwellings constructed today may be operating in a substantially different climate over the coming decades, and therefore should be designed to ensure that they are resilient to future climate change impacts such as increases in temperature, rainfall, wind and sea level. Climate resilience is important to homeowners against a backdrop of increasingly extraordinary weather events.
- 2.2. Passive design measures will be considered and incorporated to enhance resilience to climate change impacts throughout the lifetime of development.

Rising Temperatures and Overheating

- 2.3. With the risk of potentially higher summer temperatures and longer hot spells in the future, it is important to consider the thermal comfort of the dwelling. Passive design measures are proposed in order to mitigate future overheating.

Approved Document O

- 2.4. In order to more robustly address overheating risk, the Government has introduced a new Approved Document, Part O', into the Building Regulations.
- 2.5. This document requires a more in-depth assessment of the risk of overheating, considering site location, dwelling orientation, glazing proportions and openable window areas for natural ventilation.
- 2.6. This assessment will be undertaken at the start of detailed design and any mitigation measures that may be required will be built in.

Addressing overheating risk

- 2.7. The development is proposed to use traditional masonry construction, which has a relatively high thermal mass, compared with timber or steel construction. A construction with a high thermal mass can help to reduce overheating risk as it absorbs heat during the day and slowly releases it during cooler nighttime hours, effectively smoothing out temperature fluctuations within the property.
- 2.8. Within the development layout, orientation and massing have been considered to maximise useful passive solar gain. Glazing will be specified as a solar transmittance value (g-value) to strike the balance between useful solar gain in the winter and unwanted solar gain in the summer.

- 2.9. All dwellings will be able to benefit from cross-ventilation to effectively purge warm air from the properties during periods of hot weather. Window opening areas will be considered and guided by the Part O assessment, with increased opening areas being designed as required.

3. Energy Consumption and CO₂ Emissions

- 3.1. As one of the key areas of ongoing impact of any development, the energy demand of the dwellings to be constructed is a key consideration in the overall sustainability strategy.
- 3.2. As set out within the policy review section of this statement, it is considered that Building Regulations form the minimum requirement for new dwellings in terms of energy performance.
- 3.3. As shown in Table 1, the CO₂ standards contained within Part L were increased in 2010 and 2013, reducing the TER by approximately 25% and a further 6% (9% for non-residential) respectively.
- 3.4. Part L 2021 is mandatory from June 2023, which constitutes a much larger step change of a 31% reduction in emissions.

Table 1. CO₂ Emissions improvements from successive Part L editions

Building Regulations	CO ₂ emissions improvements preceding regulations
L1A 2006	-
L1A 2010	25%
L1A 2013	6%
L1A 2021	31%

Energy Reduction Strategy – Fabric First

- 3.5. The proposed construction specification and sustainable design principles to be applied to the development will ensure that each dwelling meets the CO₂ reductions mandated by Part L1 of the Building Regulations through fabric measures alone.
- 3.6. It is proposed that the energy demand reduction strategy for the development incorporates further improvements beyond a Part L compliant specification and initially concentrates finance and efforts on reducing energy demand as the first stage of the Energy Hierarchy.

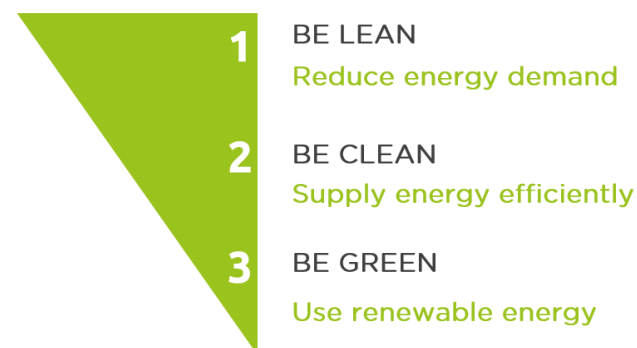


Figure 4. The Energy Hierarchy

Be Lean – reduce energy demand

- 3.7. The design of a development - from the masterplan to individual building design - will assist in reducing energy demand in a variety of ways, with a focus on minimising heating, cooling and lighting loads. Key considerations include:
 - Building orientation – maximise passive solar gain and daylight
 - Building placement – control overshading and wind sheltering
 - Landscaping – control daylight, glare and mitigate heat island effects
 - Building design – minimise energy demand through fabric specification

Be Clean – supply energy efficiently

3.8. The design and specification of building services to utilise energy efficiently is the next stage of the hierarchy, taking into account:

- High efficiency heating and cooling systems
- Ventilation systems (with heat recovery where applicable)
- Low energy lighting
- High efficiency appliances and ancillary equipment

Be Green – use low carbon / renewable energy

3.9. Low carbon and renewable energy systems form the final stage of the energy hierarchy and can be used to directly supply energy to buildings or offset energy carbon emissions arising from unavoidable demand. This may be in the form of:

- Low carbon fuel sources – e.g., biomass
- Heat pump technologies
- Photovoltaic Panels
- Building scale renewable energy systems
- Small-scale heat networks
- Development-scale heat networks

3.10. As this hierarchy demonstrates, designing out energy use is weighted more highly than the generation of low-carbon or renewable energy to offset unnecessary demand. Applied to the development, this approach is referred to as 'fabric first' and concentrates finance and efforts on improving U-values, reducing thermal bridging, improving airtightness, and installing energy efficient ventilation and heating services.

3.11. This approach has been widely supported by industry and government for some time, particularly in the residential sector, with the Zero Carbon Hub² and the Energy Savings Trust³ having both stressed the importance of prioritising energy demand as a key factor in delivering resilient, low energy buildings.

3.12. The benefits to prospective homeowners of following the Fabric First approach are summarised in Table 2.

² Zero Carbon Hub, Zero Carbon Strategies for tomorrow's new homes, Feb 2013

Table 2. Benefits of the Fabric First Approach

	Fabric energy efficiency measures	Bolt-on renewable energy technologies
Energy/CO ₂ /fuel bill savings applied to all dwellings	✓	✗
Savings built-in for life of dwelling	✓	✗
Highly cost-effective	✓	✗
Increases thermal comfort	✓	✗
Potential to promote energy conservation	✓	✓
Minimal ongoing maintenance / replacement costs	✓	✗
Significant disruption to retrofit post occupation	✓	✗

Building Regulations Standards – Fabric Energy Efficiency

3.13. In addition to the CO₂ reduction targets, the importance of energy demand reduction was further supported by the introduction of a minimum fabric standard into Part L1A 2013, based on energy use for heating and cooling a dwelling. This is referred to as the 'Target Fabric Energy Efficiency' (TFEE), expressed in kWh/m²/year.

3.14. This standard enables the decoupling of energy use from CO₂ emissions and serves as an acknowledgement of the importance of reducing demand, rather than simply offsetting CO₂ emissions through low carbon or renewable energy technologies.

3.15. The TFEE is calculated based on the specific dwelling being assessed with reference values for the fabric elements contained within Approved Document L1A. These reference values are described as 'statutory guidance' as opposed to mandatory requirements, allowing full flexibility in design approach and balances between different aspects of dwelling energy performance to be struck so that the goal of achieving the TFEE is met. The proposed approach and indicative construction specifications are set out in the following sections of this Strategy.

³ Energy Savings Trust, Fabric first: Focus on fabric and services improvements to increase energy performance in new homes, 2010

Proposed Fabric Specification

- 3.16. To ensure that the energy demand of the development is reduced, the dwellings should be designed to minimise heat loss through the fabric wherever possible. Table 3 details the proposed fabric specification of the major building elements, with the first column in this table setting out the Part L1 limiting fabric parameters in order to demonstrate the improvements delivered.

Table 3. Proposed construction specification – main elements

	Part L1 Limiting Fabric Parameters	Proposed Specification
External wall – u-value	0.26 W/m ² K	0.19 W/m ² K
Party wall – u-value	0.20 W/m ² K	0.00 W/m ² K
Roofs – u-value	0.16 W/m ² K	0.10 W/m ² K
Floors – u-value	0.18 W/m ² K	≤ 0.14-0.17W/m ² K
Windows – u-value	1.60 W/m ² K	1.30 W/m ² K
Doors – u-value	1.60 W/m ² K	1.1 W/m ² K
Air Permeability	8.00 m ³ /h.m ² at 50 Pa	≤ 4.50 m ³ /h.m ² at 50 Pa

Thermal bridging

- 3.17. The significance of thermal bridging as a potentially major source of fabric heat losses is increasingly understood. Improving the U-values for the main building fabric without accurately addressing the thermal bridging will not achieve the desired energy and CO₂ reduction targets.
- 3.18. The specification should seek to minimise unnecessary bridging of the insulation layers, with avoidable heat loss therefore being reduced wherever possible. Accurate calculation of these heat losses forms an integral part of the SAP calculations undertaken to establish energy demand of the dwellings, and as such thermal modelling will be undertaken to assess the performance of all main building junctions.

Air leakage

- 3.19. After conductive heat losses through building elements are reduced, convective losses through draughts are the next major source of energy wastage. The proposal adopts an airtightness standard of 4.50 m³/h.m² at 50Pa, with pressure testing of all dwellings to be undertaken on completion to confirm that the design figure has been met.

Provisions for Energy-Efficient Operation of the Dwelling

- 3.20. The occupant of the dwelling should be provided with all necessary literature and guidance relating to the energy-efficient operation of fixed building services. Currently it is assumed that all dwellings will be provided with Gas combination boilers and controls including time & temperature zone control to avoid unnecessary heating of spaces when not required.

4. Low Carbon and Renewable Energy Systems

- 4.1. A range of technologies have been assessed for potential incorporation into the scheme with the intent of delivering compliance with the carbon reduction targets contained within Part L 2021.

Combined Heat and Power (CHP) and District Energy Networks

- 4.2. A CHP unit is capable of generating heat and electricity from a single fuel source. The electricity generated by the CHP unit is used to displace electricity that would otherwise be supplied from the national grid, with the heat generated as effectively a by-product utilised for space and water heating.
- 4.3. The economic and technical viability of a CHP system is largely reliant on a consistent demand for heat throughout the day to ensure that it operates for over 5000 hours per year. Heat demand from mainly residential schemes is not conducive to efficient system operation, with a defined heating season and intermittent daily profile, with peaks in the morning and the evening. For this reason, the use of a CHP system is considered unfeasible for this development.
- 4.4. There are currently no heat networks which extend near the proposed development. High network heat losses associated with distribution to individual houses, as opposed to large high-rise apartment blocks and commercial developments mean that a new heat network to serve the area is not considered viable or an environmentally preferred option. Due to these reasons, the provision for future connection to a district heating system is also not proposed.

Wind Power

- 4.5. Locating wind turbines adjacent to areas with buildings presents a number of potential obstacles to deployment. These include the area of land onsite required for effective operation, installation and maintenance access, environmental impact from noise and vibration, visual impact on landscape amenity and potential turbulence caused by adjacent obstacles, including the significant amount of woodland on and around the development.
- 4.6. A preliminary examination of the BERR wind speed database indicates that average wind speeds at 10m above ground level are around 4.50m/s⁴. Wind turbines at this site are therefore unlikely to generate sufficient quantities of electrical energy to be cost effective⁵. For these reasons wind power is not considered feasible.

⁴ NOABL Wind Map (<http://www.rensmart.com/Weather/BERR>)

Building Scale Systems

- 4.7. The remaining renewable or low carbon energy systems considered potentially feasible are at a building scale. These are as follows;
- Individual biomass heating
 - Air Source Heat Pumps (ASHPs)
 - Ground Source Heat Pump (GSHPs)
 - Hot water heat pumps
 - Solar photo-voltaic (PV)
 - Solar Thermal

- 4.8. The advantages and disadvantages of these technologies are evaluated in Tables 4-7.

⁵ CIBSE TM38:2006. Renewable energy sources for buildings.

Table 4. Individual Biomass Heating Feasibility Appraisal

Potential Advantages	Risks & Disadvantages
- Potential to significantly reduce CO₂ emissions as the majority of space and water heating will be supplied by a renewable fuel - Decreased dependence on fossil fuel supply	- A local fuel supply is required to avoid increased transport emissions - Fuel delivery, management and security of supply are critical - Space is required to store fuel, a thermal store and plant - A maintenance regime would be required even though modern systems are relatively low maintenance - Building users or a management company must be able to ensure fuel is supplied to the boiler as required. - Local environmental impacts potentially include increased NO_x and particulate emissions
Estimated costs and benefits	
Cost £2,000 upwards for a wood-pellet boiler, not including cost of fuel.	
Conclusions	
Biomass heating is considered technically feasible in large dwellings provided sufficient space can be accommodated for fuel supply, delivery and management.	

Table 5. Solar Thermal systems feasibility appraisal

Potential Advantages	Risks & Disadvantages
- Mature and reliable technology offsetting the fuel required for heating water (typically gas) - Solar thermal systems require relatively low maintenance - Typically, ~50% of hot water demand in dwellings can be met annually	- Installation is restricted to favourable orientations on an individual building basis - The benefit of installation is limited to the water heating demand of the building - Safe access must be considered for maintenance and service checks - Buildings need to be able to accommodate a large solar hot water cylinder - Distribution losses can be high if long runs of hot water pipes are required - Visual impact may be a concern in special landscape designations (e.g. AONB)
Estimated costs and benefits	
- Cost £2,000 - 5,000 for standard installation - Ongoing offset of heating fuel, minimal maintenance requirements	
Conclusions	
Solar thermal systems are considered technically feasible on all buildings with suitable roof orientations.	

Table 6. Solar Photovoltaic systems feasibility appraisal

Potential Advantages	Risks & Disadvantages
- The technology offsets the carbon content of grid supplied electricity used for lighting, pumps and fans, appliances and equipment - Mature and well proven technology that is relatively easily integrated into building fabric - Adaptable to future system expansion - Solar resource is not limited by energy loads of the dwelling as any excess generation can be transferred to the national grid - PV systems generally require very little maintenance - Service and maintenance requirement minimal, and 2-3 storey buildings should not require significant additional safety measures (fall protection systems etc) for roof access	- Poor design and installation can lead to lower than expected yields (e.g. from shaded locations) - Installation is restricted to favourable orientations - Safe access must be considered for maintenance and service checks - Visual impact may be a concern in special landscape designations (e.g. AONB) or conservation areas - Reflected light may be a concern in some locations
Estimated costs and benefits	
- Cost £1,500 upwards (1kWp+) and scalable - Ongoing offset of electricity fuel costs, minimal maintenance requirements	
Conclusions	
PV panels are considered technically feasible for all buildings with suitable roof orientations. The relatively low cost, carbon saving potential and limited additional impacts mean that PV is considered a feasible option for this development.	

Table 7. Air Source Heat Pump systems feasibility appraisal

Potential Advantages	Risks & Disadvantages
- Heat pumps are relatively mature technology providing heat using the reverse vapor compression refrigeration cycle - Heat pumps are a highly efficient way of providing heat using electricity, with manufacturers reporting efficiencies from 250% - Can be of increased benefit where cooling is also required, therefore particularly relevant to commercial buildings - With grid decarbonisation will be a low carbon heating source in the future	- Air source heat pumps are powered by electricity, with a significantly higher unit price than gas, leading to potentially increased running costs - It is critical that heat pump systems are designed and installed correctly to ensure efficient operation can be achieved. Users must be educated in how heat pump systems should be operated for optimal efficiency - Air source heat pump plant should be integrated into the building design to mitigate concerns regarding the visual impact of bolt-on technology - Noise in operation may be an issue particularly when operating at high output
Estimated costs and benefits	
Cost £5,000 - £7,000 for standard installation	
Conclusions	
Air source heat pumps are technically feasible for the buildings in this scheme and are the preferred low carbon renewable technology proposed to deliver significant CO₂ reductions	

Table 8. Ground Source Heat Pump systems feasibility appraisal

Potential Advantages	Risks & Disadvantages
- Heat pumps are relatively mature technology providing heat using the reverse vapor compression refrigeration cycle - Heat pumps are a highly efficient way of providing heat using electricity, with manufacturers reporting efficiencies from 320% - Can be of increased benefit where cooling is also required, therefore particularly relevant to commercial buildings - Very low carbon heating source based on Part L 2021 carbon factor of 0.136kgCO₂/kWh	- Low temperature heating circuits (underfloor heating) would be required to maximise the efficiency of heat pumps - A hot water cylinder would also be required for both space and water heating - Ground source heat pumps are powered by electricity, potentially increasing fuel bills for residents compared with gas heating systems - It is critical that heat pump systems are designed and installed correctly to ensure efficient operation can be achieved - Ground source heat pumps either require significant land to incorporate a horizontal looped system or significant expense to drill a bore hole for a vertical looped system
Estimated costs and benefits	
- Cost circa £10,000+ - Shared ground loop approach eligible for non-domestic RHI. Estimated simple payback at circa 18 years (systems only) - Running cost linked to COP of heat pump, however likely to be higher than mains gas - Additional costs to upgrade electricity infrastructure currently unknown	
Conclusions	
Ground source heat pumps are considered technically feasible for buildings in this scheme. However, the cost and difficulty associated with vertical boreholes at this site means that they are not considered a preferred low carbon technology at this stage.	

Table 9. Hot Water Heat Pump Feasibility Appraisal

Potential Advantages	Risks & Disadvantages
- Hot water demand met through grid electricity with low effective emissions factor - Heat pump element increases efficiency over immersion heater, circa 200%+ - No external heat exchanger requirement, only intake and exhaust duct runs - Low noise levels - Compact solution in same footprint as hot water cylinder	- Maximum length of duct runs means that cylinder positioning needs to be considered within the dwelling - Less appropriate for larger dwellings with higher hot water demands due to potentially slower recharge rate - Some noise, however likely to be easily suppressed with appropriate cylinder location - Space heating must be met through separate system
Conclusions	
Hot water heat pumps are considered feasible for dwellings with a relatively low number of wet rooms and appropriate cylinder location to allow for duct runs to building façade.	

Summary

- 4.9. Following this feasibility assessment, it is considered that there are a range of technically feasible low carbon or renewable energy systems, however a number of these may be discounted on the grounds of increased running costs for residents or other adverse effects:
- Biomass heating systems would require significant storage space for fuel as well as regular deliveries at different times to all dwellings. Local NO_x and particulate pollution is also an increasing concern, and therefore they are not appropriate for this development.
 - Ground source heat pump systems may be technically feasible; however the ground conditions are unknown, and the capital cost is likely to be prohibitive.
- 4.10. Therefore, PV panels are considered the option with the most significant potential for development.
- 4.11. It is currently proposed that the whole site will incorporate PV panels to meet Part L 2021 standards.

5. As Designed Emissions

- 5.1. It is proposed that all dwellings are constructed to deliver savings in line with the standards contained within Part L 2021 as a minimum, equivalent to 31% better than the previous Part L 2013 standards.
- 5.2. The savings delivered from the proposed strategy are shown in Table 10. These have been calculated for a representative amount of house types using SAP10 software for Part L 2021 compliance, and therefore the results already incorporate a 31% saving over Part L 2013.

Table 10. House type CO₂ reductions

House Type	Part L 2021 TER (kgCO ₂ /m ² /year)	As designed DER (kgCO ₂ /m ² /year)	Saving over Part L 2021 (%)
Cavenham Semi	11.54	10.88	5.72%
Cavenham Mid	10.33	9.61	6.97%
Farley Detached	12.15	11.78	3.05%
Holgate Semi	10.54	10.05	4.65%
Meldon Detached	11.21	10.9	2.77%
Sherbourne Detached	10.39	10.08	2.98%
Walkham Semi	11.62	10.93	5.94%
Walkham Mid	10.51	9.84	6.37%

Overall Reduction in CO₂ Emissions

- 5.3. Through a combination of the described fabric first approach to sustainable construction and the installation of photovoltaic panels to all houses, the development will exceed compliance with the Part L 2021 standards, which in turn represents a 31% improvement on current Part L 2013 standards.
- 5.4. The site-wide calculation is shown in Table 11.

Table 11. Total site-wide estimated CO₂ savings

	CO ₂ Emissions kgCO ₂ /year	
Part L 2021 compliant	139,794.7	
As designed	133,093.8	
	kgCO ₂ /year	%
Total savings over Part L 2021	6,700.9	5.035%

- 5.5. The calculations demonstrate that the development as a whole, would deliver savings of circa 5.035% improvement on Part L 2021 Building Regulations standards.

6. Resource Efficiency and Materials

- 6.1. This section sets out details of additional resource efficiency and sustainable design principles to be applied at the development.

Materials

- 6.2. The impacts of construction materials range from the depletion of natural resources to the greenhouse gas emissions and water use associated with their manufacture and installation.
- 6.3. Within the development choices will be made in order to reduce the consumption of primary resources and use materials with fewer negative impacts on the environment, including but not limited to the following;
- Use fewer resources and less energy through designing buildings more efficiently.
 - Specify and select materials and products that strike a responsible balance between social, economic and environmental factors.
 - Incorporate recycled content, use resource-efficient products, and give due consideration to end-of-life uses.
 - Influence, specify and source increasing amounts of materials which can be reused and consider future deconstruction and recovery.
 - All insulating materials will have a Global Warming Potential (GWP) of < 5 in manufacture and installation.
 - All materials used in construction will be responsibly sourced, with certification obtained wherever possible. Materials with a low environmental impact as per the BRE Green Guide will be preferred.

Waste

- 6.4. Sending waste to landfill has various environmental impacts, such as the release of local pollution, ecological degradation and methane emissions, in addition to exacerbating resource depletion. Waste in housing comes from two main streams; construction waste and domestic waste during occupation.

Household Waste

- 6.5. In this respect regard has been given to the policy advice contained in the NPPF together with the Council's current strategy in terms of waste and recycling to ensure that the new dwellings are provided with adequate storage facilities for both waste and recyclable materials.

- 6.6. Staffordshire Council currently offer kerbside collection for:

- Paper, cardboard, foil, glass bottles, cans, aerosols, cartons, plastic
- General waste
- Food and garden waste

- 6.7. Dedicated bin storage space will be provided on plot to accommodate the relevant collection boxes.

- 6.8. Future occupiers of the dwellings will be provided with an information pack detailing the Council's current collection arrangements for waste and recycling and advising of the nearest recycling centres to the Application site.

Construction Waste

- 6.9. The development will additionally be designed to effectively and appropriately monitor and manage construction site waste. Target benchmarks for resource efficiency will be set in accordance with best practice – e.g., <5 m³ of waste per 100m² / tonnes waste per m².
- 6.10. Wherever possible materials will be diverted from landfill through re-use on site, reclamation for re-use, returned to the supplier where a 'take-back' scheme is in place or recovered and recycled using an approved waste management contractor. A target to divert 85% by weight/volume of non-hazardous construction waste will be applied.

Electric Vehicle Charging

- 6.11. It is recognised that there is a need to ensure that the development is adaptable to accommodate a future shift in personal transportation to electric vehicles, to promote sustainable transport and to minimise air pollution. As Electric Vehicle (EV) ownership increases, developers have an increasing responsibility to provide EV charging points for occupants.
- 6.12. EV charging units will be installed in line with Approved Document S of Building Regulations 2021 and provided to all dwellings. Each charge point will have a minimum nominal rated output of 7kW.

7. Water Efficiency

- 7.1. The UK Climate Change Risk Assessment 2017 identified risks of shortages in water supply as a future climate change impact. Therefore, the efficient use of water is an important factor when considering future resilience to climate change.
- 7.2. As well as aiming to minimise water usage through the materials used, water consumption of the end user will be considered in line with current national policy. Building Regulations 2021 Part G require water efficiency measures for all new dwellings:

Water Efficiency

G2. Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.

Water Efficiency of New Dwellings

36. (1) The potential consumption of wholesome water by persons occupying a new dwelling must not exceed the requirement in paragraph (2)

(2) The requirement referred to in paragraph (1) is either -

(a) 125 litres per person per day; or

(b) in a case to which paragraph (3) applies, the optional requirement of 110 litres per person per day,

As measured in either case in accordance with a methodology approved by the Secretary of State.

- 7.3. Water efficiency measures are met under Part G if: The estimated consumption of wholesome water resulting from the design of cold and hot water systems (calculated in accordance with the methodology set out in Appendix A) is not greater than the standard set by the Secretary of State of 125/litres/person/day, or the optional standard of 110 litres/person/day.
- 7.4. Appendix A of Part G provides a water efficiency calculation methodology. This assesses the whole house potable water consumption in new dwellings. The calculation methodology is to be used to assess compliance against the water performance targets in Regulation 36 to ensure that all new dwellings meet the water efficiency requirement.

- 7.5. Each new dwelling will minimise water usage to at least 125 litres/person/day in line with the current national optional standards.
- 7.6. Water efficiency measures including the use of efficient dual flush WCs, low flow showers and taps and appropriately sized baths will be encouraged with the aim of limiting the use of water during the operation of the development to limit water use.
- 7.7. Table 12 shows how the development could achieve a result less than the optional 125 litres/occupier/day calculated in accordance with Building Regulations 17.K methodology.

Table 12. Typical Water Demand Calculation

Installation Type	Unit of measure	Capacity/ flow rate	Litres/occupier/d ay
WC (dual flush)	Full flush (l)	6	8.76
	Part flush (l)	4	11.84
Taps (excluding kitchen taps)	flow rate (l/min)	4	7.90
Bath	Capacity to overflow (l)	181	19.91
Shower	Flow rate (l/min)	8	34.96
Kitchen sink taps	Flow rate (l/min)	6	13.00
Washing Machine	Litres/kg dry load	6.8	14.28
Dishwasher	Litres/place setting	1.04	3.74
Calculated Use			114.4
Normalisation Factor			0.91
Total Internal Consumption (L)			104.1
External Use			5.0
Building Regulations 17.K			109.1

8. Conclusions

- 8.1. This Sustainability Statement has been prepared by AES Sustainability Consultants to detail the proposed approach to sustainable construction to be employed at Augustus Way Cheadle
- 8.2. This statement has been prepared to address relevant national and local policies relating to the sustainable design and construction of dwellings, including relevant policies within the Staffordshire Moorlands Local Plan 2014-2033, adopted in September 2020
- 8.3. The statement sets out a fabric first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO₂ emissions are minimised.
- 8.4. A range of potentially appropriate low carbon and renewable energy technologies have been assessed for feasibility in delivering a reduction in CO₂ emissions and energy demand concluding that photovoltaic panels are considered the appropriate technology for this site.
- 8.5. All homes will be delivered to meet the minimum requirements of Part L 2021. The approach presented delivers a reduction of 6,700.9 kgCO₂/year over Part L 2021. This represents a site-wide reduction of 5.035%.
- 8.6. It has been determined that the typical calculated internal water consumption would equate to circa 109 litres/person/day, and therefore satisfy the requirements, which require a maximum internal water consumption of 125 litres/person/day.
- 8.7. The development will additionally consider the longer-term impacts of a changing climate, building in resilience through the construction specification and managing overheating risk through consideration of thermal mass and solar gain.
- 8.8. The development will help to enable the shift in personal transportation to electric vehicles by ensuring that all dwellings will be provided with active EV charging facilities. This is in line with Approved Document S of Building Regulations 2021.