



ELEMENT SUSTAINABILITY

FORGE WORKS CHINLEY

SUSTAINABILITY STATEMENT

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CONTENTS

- 1. Introduction 1
- 2. Policy Review..... 2
- 3. Development Proposals 3
- 4. Sustainability Performance 6
- 5. Energy Strategy 12
- 6. Conclusion 15

1. INTRODUCTION

Element Sustainability has been commissioned by Copperleaf Limited to review the sustainability performance of the proposed residential development at the Forge Works, Chinley, Derbyshire.

The purpose of this Statement is to summarise the relevant policy background and requirements of the High Peak Borough Council (hereafter referred to as the Council) and demonstrate the ways in which Copperleaf Limited have addressed these aims through their proposals, ensuring all practicable measures have been taken in order to deliver a sustainable development at this site.

This statement reviews the sustainable design features and appraises the energy strategy of the proposed residential scheme at the site. Details of the design attributes, specifications and characteristics of the scheme are appraised against High Peak Borough Council's Sustainability Checklist in order to demonstrate how the proposals contribute to sustainable development in Chinley and seek to mitigate the environmental impacts of the scheme.



2. POLICY REVIEW

This section reviews the planning policy requirements and sustainability targets that are relevant to this scheme.

Local Planning Policy

High Peak Borough Council Local Plan -

High Peak Local Plan (Adopted April 2016) sets out the Council's vision and strategy for the Borough until 2031. The plan contains the following relevant policies:

Policy S 1 Sustainable Development Principles requires all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment and mitigating the effects of climate change.

Policy S 1a Presumption in Favour of Sustainable Development requires development proposals to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy EQ 1 Climate Change requires developments to adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for High Peak, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the Energy Hierarchy.

The Council intends to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development.

Policy EQ 5 Biodiversity requires biodiversity and geological resources of the Plan Area and its surroundings to be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

Policy EQ 6 Design and Place Making requires all development to be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

Policy EQ 10 Pollution Control and Unstable Land encourages the control and prevention of pollution due to the negative impact it can have on human health, quality of life and the natural environment.

Policy EQ 11 Flood Risk Management requires development proposals to avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.

High Peak Sustainability Checklist assists developers and demonstrates how development meets the Local Plan policies relating to sustainable design and construction. The checklist includes the following categories:



- Land Use;
- Landscape Protection;
- Heritage management;
- Travel and Transport;
- Energy Efficiency;
- Renewable Energy;
- Pollution control;
- Waste Management;
- Water Management; and,
- Biodiversity and Open space.

National Planning Policy

In addition to the local planning policies, the National Planning Policy Framework 2012 is a material consideration. The National Planning Policy Framework (published 27th March 2012) replaces all previous PPSs and PPGs.

The NPPF states that the planning system should play an active role in guiding development to sustainable solutions. There are three dimensions to sustainable development, as stated within the NPPF: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- 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 innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- 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, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, enable the development to be deliverable.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development - for decision-taking this means approving development proposals that accord with the development plan without delay.

Regulatory Framework

Building Regulations, Part L - Conservation of Fuel and Power sets the compliance standards for energy demand and carbon dioxide emissions from buildings. Guidance on how to meet the requirements of this regulation is provided within a number of approved documents that relate to new build, as follows:



Approved Document L1A addresses the conservation of fuel and power in new dwellings. The proposed development is registered against Building Regulations, Part L (2013) which requires all newly constructed dwellings need to comply with 5 criteria set out in Approved Document L1A unless exempted through the transitional provisions:

- I. The predicted rate of carbon dioxide emissions from the dwelling (the Dwellings Emission Rate DER) is not greater than the Target Emissions Rate (TER). Additionally, the Dwelling Fabric Energy Efficiency (DFEE) is not greater than the Target Fabric Energy Efficiency (TFEE);
- II. The performance of the building fabric and fixed building services should be no worse than the design limits set out in Table 2 of the Approved Document;
- III. The dwelling has appropriate passive control measures to limit the effect of solar gains on indoor temperatures in summer;
- IV. The performance of the dwelling as built, is consistent with the DER, including site checking that the air permeability is within reasonable limits; and
- V. The necessary provisions for energy efficient operation of the dwelling are put in place including operating and maintenance instructions aimed at achieving economy in the use of fuel and power in a way that householders can understand.



3. DEVELOPMENT PROPOSALS

The proposed development site formed part of the former Forge Mill, more recently known as the Dorma Works, and has been unoccupied since 2005 (see Figure 3.1). The site is located within a predominantly rural setting located to the south of the village of Chinley, Derbyshire. The site is bound by a Nature trail and tramway running along the southern site boundary. Chinley village lies to the north and east and agricultural land to the north and west.

Figure 3.1 – Pre-Development Site



The proposals include the construction of ninety one dwellings comprising mews and semi-detached houses over two separate development plots, both of which are appraised by this statement. The accommodation schedule is as follows:

House Type	Number of Units
Three bedroom mews	30
Three bedroom semi-detached houses	18
Two bedroom houses (affordable)	27
Four Bedroom Semi-detached houses	16
Total	91

The proposed site layout, typical floor layout and elevations are presented in Figure 3.2 to 3.4.

Figure 3.2 – Proposed Site Layout



Figure 3.3 – Proposed Typical Semi-detached House Floor Plans (2b4p)

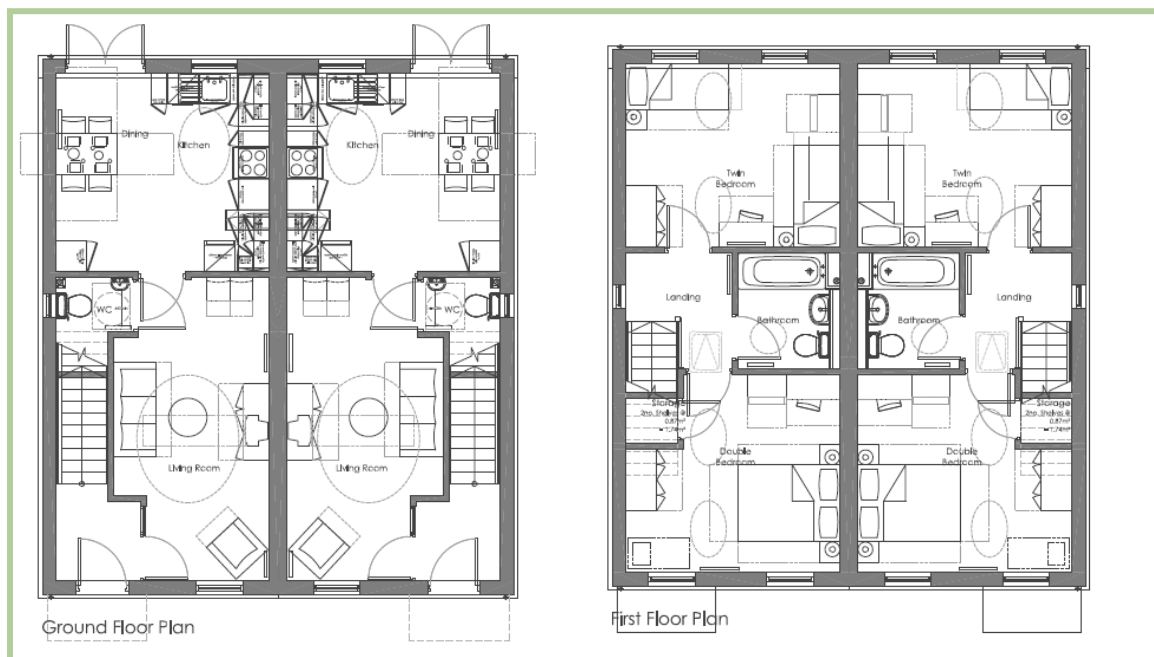


Figure 3.4 – Proposed Typical Semi-detached House Front Elevation (2b4p)



4. SUSTAINABILITY PERFORMANCE

This section provides an appraisal of the development proposals and details the specific approach, design features and specifications which will contribute to reducing the environmental impact of this scheme. This section outlines those commitments that have been made by Copperleaf Limited to ensure this residential scheme contributes to sustainable development, meets the Council's planning policy aims and responds positively to the sustainability checklist.

Sustainability Performance

The key specifications, site characteristics and design measures of the scheme are considered below. These will mitigate the environmental impact of the scheme throughout both the construction stage and the future occupation of the development.

Energy

In order to limit energy demand and carbon dioxide (CO₂) emissions from the operation of the dwellings the following design features will be integrated within the scheme to enable the occupants to lead a low impact lifestyle:

Energy Strategy -

- The energy efficiency of the new build dwellings will be improved through the application of an enhanced material specification, in accordance with Approved Document ADL1A criteria.
- The proposed approach to emissions reduction will initially be through a fabric led energy strategy, in accordance with the principles of the energy hierarchy;
- The proposed heating strategy for the new build dwellings will include high efficiency, gas fired combination boilers delivering both space and water heating; and,
- The new build dwellings will be specified to reduce the emission rate in accordance with Part L1A (2013), with very good levels of fabric energy efficiency and efficient serving.

Further details of the proposed approach to reducing the energy demand and associated carbon dioxide emissions of these dwellings are presented in Section 5.

General Principles -

- Provision of A and A+ rated white goods (where applicable);
- Provision of EU energy efficiency labelling scheme details to assist in purchasing of energy efficient white goods;
- High efficiency condensing boiler with sophisticated controls;
- Space and equipment provided for drying of clothes;
- 100% low energy and/or LED internal lighting;



- All external space lighting to be provided by dedicated energy efficient fittings and controls; and,
- Space will be available for occupants to provided private cycle storage facilities to encourage the use of sustainable modes of transport.

Water

The new dwellings will be designed to reduce mains/potable water consumption and will include water efficient devices and equipment.

- A water efficiency strategy will be determined for the site. This will include 'A' rated appliances (where provided);
- Specification of water efficient fixtures throughout the scheme (low flow taps and showers, dual flush WCs and low volume baths); and,
- In order to reduce the demand the sanitary fixtures will be specified to achieve a calculated daily consumption of <125litres/person/day and improving upon the regulatory standard.

Layout

- The proposals include for various dwelling sizes including two, three and four bedroom accommodation of varying tenure and affordability, this will enable the development to be access by wide cross-section of the demographic;
- This development is intended as an inclusive development where people maintain long occupancies, thereby ensuring a strong local community; and,
- Families are encouraged to take residence within the development through the provision of three and four bedroom houses.

Materials and Local Heritage

This development will contribute towards making more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction. This is demonstrated by the selection of:

- Materials with low environmental impact throughout their lifecycle will be selected;
- Materials responsibly sourced from suppliers operating an Environmental Management System or procuring timber from FSC and PEFC sources, for example will be prioritised;
- Consideration will be given to local sourcing of construction materials where feasible, which will contribute to the retention of the local housing characteristics of the area and minimise the impact of carbon dioxide emissions associated with the transportation of materials; and,
- The proposals for this scheme relate to the local vernacular with stone cladding, stone heads and cills and slate roofing materials; and,
- The proposed windows will be sliding sash style windows to fit with the local building characteristics.



Land Use -

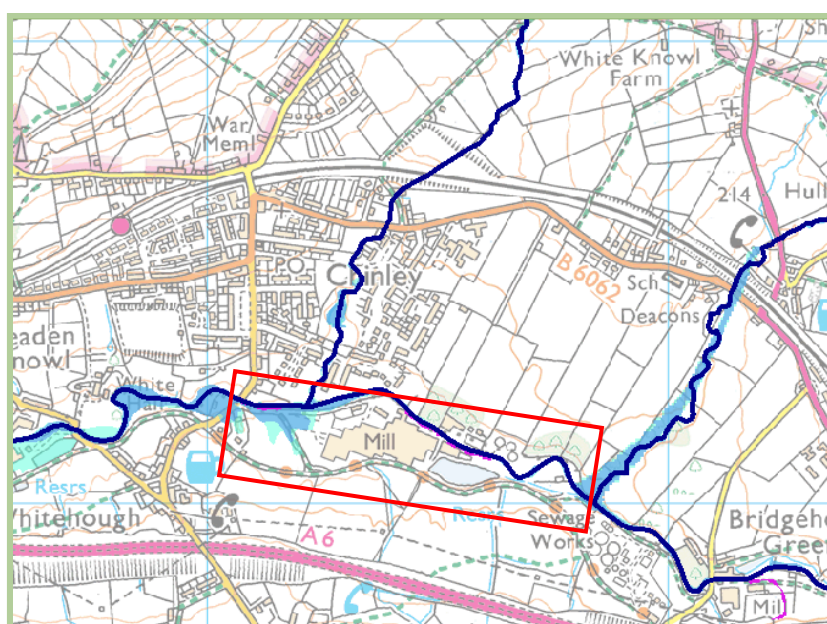
- The proposed development site was previously occupied by a former mill and associated outbuildings which has been unoccupied since 2005 and have subsequently been demolished. The site is a brownfield site located on the edge of the greenbelt; and,
- The outline Master Plan application for this scheme included a Ground Investigation Report identified potential contamination within the site and provided an appropriate remediation strategy to ensure the site is safe to develop for housing.

Surface Water Run-off

The site is a pre-developed brownfield site previously occupied by a Forge Works mill and associated buildings. The proposals are to construct ninety one houses and landscaped gardens. The development proposals would result in a neutral impact on surface water runoff, pre-developed to post-development for the following reasons:

- The developer commits to ensuring that the site will result in the surface water runoff to be managed by sustainable urban drainage systems and /or on site attenuation, ensuring the peak rate and volume of surface water run-off will be no greater post-development than pre-development. This in turn will protect the watercourses and other environmental damage within the watershed;
- The introduction of private gardens and landscaping will act as short term water storage within the site itself and attenuate the rate and volume of surface water movements off site, thereby relieving potential for flash flood risk and pollution within the water catchment; and,
- The majority of the development site benefits from being located in a low flood risk zone (flood risk zone 1). Part of the site is Flood Zone 2 which is suitable for less sensitive uses and the entrance road and part of the undeveloped site at the far west of the site is located in Flood Risk Zone 3a (see Figure 4.1).

Figure 4.1 - Flood Risk Map and Location of the Proposed Site



Waste*Construction Waste -*

Best practice techniques to prevent and minimise waste during the design and construction phases of the development will be adopted, as follows:

- A site waste management plan will identify opportunities to minimise waste generation and divert at least 85% of construction waste from landfill; and,
- This scheme will promote the minimisation of waste in site development and seek to maximise the use of recycled materials in construction.

Domestic Waste -

The dwellings will provide infrastructure and facilities that meet the need of the residents for segregated storage, thereby optimising the ability to recycle waste:

- To allow for storage of recyclable materials and optimise the recycling rates achieved by High Peak Borough Council, appropriate recycling containers with lids will be provided in designated space within the buildings; and,
- A waste management strategy will be developed, ensuring that adequate sized bin storage areas for each residential houses, access for collection personnel and vehicles will be established and other aspects of waste management will be designed into the development at an early stage of the design. The strategy will allow for storage of general waste and recyclable materials in order to optimise the recycling rates achieved by the High Peak Borough Council.

Pollution

To reduce emissions of gases with high Global Warming Potential (GWP) and nitrogen oxide (NOx) into the atmosphere, the dwellings will be specified with:

- High efficiency gas fired boilers with Nitrogen Oxide emissions of less than 40mg/kWh;
- Insulating materials that have a global warming potential of less than 5 will be specified throughout the development to reduce the construction phase impact of this scheme upon climate change;
- Pollution Prevention Guidance will be adhered to in respects of air (dust) and water (ground and surface) pollution during the demolition and construction phase;
- External light fittings will be controlled through a time switch, or daylight sensor, to prevent operation during daylight hours to limit the impact of artificial lighting for the developments residents and surrounding environment;
- The impact of sound associated with the occupied development will be mitigated by the design and specification of the dwellings. Sound insulation will be specified to achieve Building Regulation Part E compliance standard (This will be verified by pre-completion testing). This will reduce the impact of sound pollution for the occupants within adjoining and neighbouring dwellings; and,
- Trees and established shrubs can be found along all boundaries of the development sites. The vegetation will buffer potential noise pollution created by the proposed development.



Health and Wellbeing

To enable the occupants of the new build dwellings to lead lower impact lifestyles and enhance their quality of life, the following measures will be delivered at the proposed development:

- Good levels of natural day lighting will be achieved within all dwellings. This will provide a good quality of life for the occupants and reduce the need for energy to artificially light the dwellings;
- Private outdoor garden space and undeveloped areas of open space (woodland walk and playing field) of the proposed site will form part of the design; and,
- All new dwellings will comply with the National Space Standards, to ensure that all dwellings are of a sufficient size and provide more flexibility and comfort for the future occupants.

Management

In order to minimise the impact of the development during construction and operation whilst providing a safe place to live, the proposals include the following provision:

- The scheme will comply with the Secure by Design criteria; and,
- Construction site impacts will be minimised as follows:
 - Monitor, report and set targets for CO₂ of energy arising from site activities; and,
 - Monitor, report and set targets for CO₂ of water consumption arising from site activities.

Ecology

The development proposals include the introduction of private gardens, communal landscaped areas throughout the development and a modified neutral grassland area (grassland which is not improved and that does not match the species rich category) to the west of the built area, which is to be managed for its biodiversity value as well as for amenity purposes.

Tree and roof protection zones have been established to protect the trees to the perimeter of the site. However, to make way for the development loss of some semi-natural broadleaved woodland and, potentially, individual trees will take place in line with the Arboricultural Survey Report carried out by TEP. The following measures will seek to enhance the appearance and ecological value of the site:

- The planting provision will be designed to provide an enhancement to both the ecological and aesthetic value of the site. Post development landscape planting will be selected to improve and strengthen the ecological value of the site;
- During construction Black Brook, which runs through the site, will be adequately protected and landscape buffer planting will be provided (8m stand off from the brook) to allow access and create habitat within the site boundary;
- Planting will include native hedgerow to increase habitat connectivity across the site interior;
- Planting includes trees and shrubs of local progeny that support blossoms and fruit to support invertebrates will be selected. This will also encourage foraging birds and bats; and,



- Native species will be selected for planting.

Access

The developer has commissioned SCP Transport Planning Limited to prepare a Transport Assessment and Interim Travel Plan of the proposed scheme. The assessment considers transport links in and around the site:

- Pedestrians - Surrounding the development site are a number of Public Rights Of Way providing connections to Chinley village and the wider area. The Peak Forest Tramway Trail runs between Bugsworth Basin in Buxworth and Charley Lane.
- Cycling - The Peak Forest Tramway Trail is traffic-free between Charley Lane and Whitehough Head Lane and then changes to an on-road route for the remainder of its length. The route terminates and connects to Route 68 of the National Cycle Network (NCN).
- Bus - There are four bus services operating from the village of Chinley. One of the services operates on an hourly basis and serves Buxton, Chapel-en-le-Frith and Whaley Bridge. Two of the other services are school services and a further service operates between Hayfield and Buxton, travelling through New Mills and Dove Holes. The nearest bus stops to the development site are located in Chinley village, approximately five hundred metres from the entrance of the site.
- Rail - Chinley railway station is the closest station to the site, which provides services between Manchester, Stockport, Liverpool, Sheffield and Nottingham.

To further enhance the sustainable credentials of the proposal the site is underpinned by a Interim Travel Plan, the details are as follows:

- This plan seeks to promote existing transport route to meet the needs of future residents and visitors; and,
- Cycle storage will be provided and information on local cycle routes and information will be provided.

Local Amenity Access -

- Residents are able to walk to local amenities located within Chinley village such as a convenience store, post office and pharmacy.



5. ENERGY STRATEGY

Details of the enhanced 'fabric led' approach to dwelling emission rate reduction are reviewed below.

Build Fabric and Thermal Performance

An enhanced building fabric specification (beyond the regulatory compliance standard) will achieve compliance with the Council's planning policies and Building Regulations criteria.

Table 5.1 presents the proposed material specification that will be incorporated to limit heat loss and ensure efficient operation of the proposed dwellings at the Forge Works, Chinley.

The standard measurement of heat transfer through a given building material or construction type is the U-value ($\text{W/m}^2\text{K}$). The lower the U-value, the more slowly heat transfers and is lost out of a building. In buildings, heat loss generally occurs through the following areas and elements of the construction:

- Ground Floor;
- External Walls;
- Roofs;
- Doors and windows;
- Thermal (cold) Bridging (heat loss through construction joints); and
- Uncontrolled ventilation.

Table 5.1 – Proposed Specification

Construction Element	Specification
Ground Floor	$U=0.12 \text{ W/m}^2\text{K}$
Wall	$U=0.18 \text{ W/m}^2\text{K}$
Roof	$U=0.1 \text{ W/m}^2\text{K}$
Windows	$U=1.2 \text{ W/m}^2\text{K}$
Door	$U=1.0 \text{ W/m}^2\text{K}$
Air Permeability	$4\text{m}^3/\text{hm}^2$ (@50Pa.)
Ventilation	Natural Ventilation
Lighting	100% 'Low E'
Thermal Bridge	Integration of Accredited Details
Space & Water Heating	High efficiency gas condensing combination boiler
Heating Control	Time and temperature zone control, weather compensator, delayed start 'stat.

This material specification and design will provide the following benefits:

- **High performance thermal insulation** (ensuring low U-values for all heat loss elements) and thermally efficient windows and doors will minimise heat loss through the main building elements;
- **Low air tightness** of $4\text{m}^3/\text{hm}^2$ (@50Pa.) is targeted for this build in order to minimise uncontrolled ventilation. This will reduce heat losses and provide high levels of occupant comfort. Focus on the quality of the build is vital to deliver such air tight buildings;



- **No mechanical cooling** is required for the buildings. The dwellings are not considered to be at risk from overheating due to the orientation of the building and ability to ventilate with openable windows;
- **Attention to cold bridging junctions** including the provision of insulation to limit heat transfer. Accredited Construction Details, significantly improve the emission rate of the dwellings; and
- **Efficient Form** –mews dwellings are an inherently efficient form of construction, both in terms of the materials required to build the dwellings and the ongoing heat energy demand. This is a result of relatively low areas of external heat loss elements associated with such layouts which enhance the energy efficiency of the dwellings and guarantees low energy demand throughout their occupation.

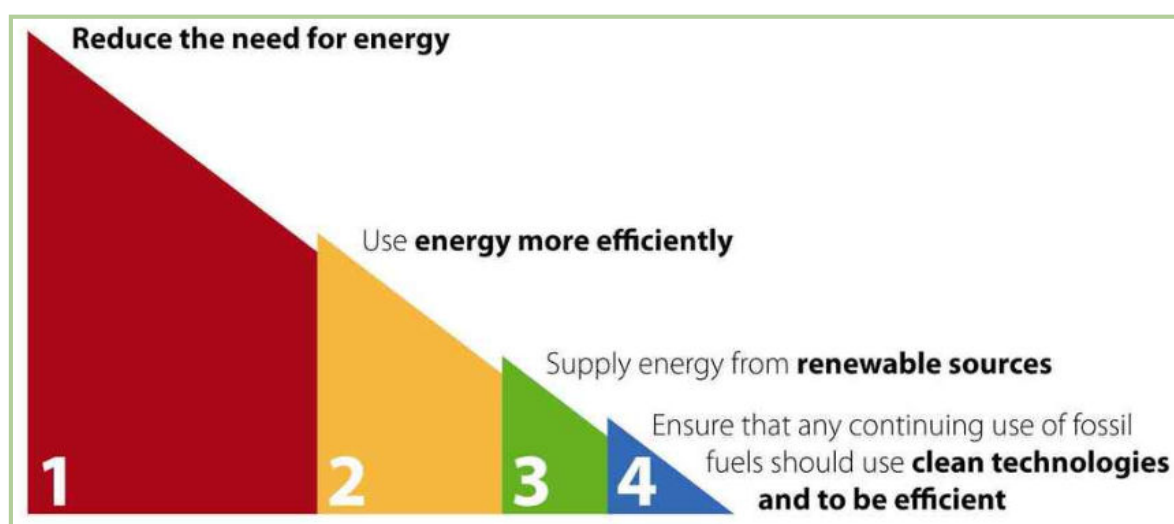
This specification will deliver an energy efficient development that achieves an emission rate reduction and fabric energy efficiency performance beyond the requirements set by building regulation Part L, 2013).

Energy Hierarchy

The scheme will incorporate a significantly enhanced material specification along with high quality design and construction standards in order to improve the energy efficiency of the whole building through a 'fabric led' energy strategy. The construction, design and specification proposed for this scheme will deliver dwellings that are inherently efficient and cost effective during occupation.

The Energy Hierarchy provides a framework to guide energy policy and decision making to achieve practical and cost effective carbon emission reductions. The hierarchy prioritises demand-side activities to reduce wastage and improve efficiency (see Figure 5.1).

Figure 5.1 – The Energy Hierarchy



First Principle

The dwellings will be constructed with a material and design specification which exceeds minimum Building Regulation standards and includes numerous efficiency measures designed to reduce heat losses and minimise energy demand.

This 'fabric led' approach to minimising energy demand and associated carbon dioxide emissions is aligned with the first principle of the energy hierarchy which states that reductions in energy demand should be achieved initially by energy efficiency.



Second Principle

The proposed 100% low energy lighting provision and sophisticated control systems for the space and water heating within the dwellings will also ensure the energy consumed by the dwellings is used efficiently.

These measures will ensure the energy consumed by the dwellings is used efficiently, as per the second principle of the Energy Hierarchy.

Third Principle

Renewable energy technology does not form part of the proposed specification.

Fourth Principle

The space and water heating demand of the dwellings will be met by high efficiency, low Nitrogen Oxide (NOx) emission, gas-fuelled condensing combination boilers. This will ensure that fossil fuels consumed by the dwellings for heating purposes will be burnt cleanly and efficiently.

The development proposals at the Forge Works, Chinley are therefore, aligned with the energy hierarchy promoted within the High Peak Borough Council's Local Plan.



6. CONCLUSION

This Statement has reviewed the proposed development of Forge Works, Chinley against national and local planning policies and the High Peak Borough Councils Sustainability Checklist. Details of the material specification along with the approach to the dwelling emission rate reduction have also been reviewed.

Energy Strategy -

- Minimising the impacts of climate change is a key element of the proposed new build design. The proposed energy strategy will incorporate an enhanced 'fabric led' material specification, along with high quality design and construction standards to improve the energy efficiency of the buildings and comply with current regulatory standards.
- These proposals will deliver a scheme that is inherently efficient and cost effective during occupation. The dwellings will improve upon the fabric energy efficiency standards set out in Building Regulation Part L1A (2013).
- The development will be designed and specified in accordance with the principles of the Energy Hierarchy as required by the Local Plan Policy EQ 1.

Sustainability Performance -

The proposals respond positively to the aims of currently planning policies of High Peak Borough Council. The development also performs very well when assessed against the assessment criteria and main principles provided by within the High Peak Sustainability Checklist, these are as follows:

- Water management for the development will improve upon the regulatory standard and will achieve a calculated daily consumption of <125litres/person/day through the specification of water efficient fixtures. This aligns with Local Plan Policy EQ 1.
- Both plots of the development site is within Flood Zone 1 (low probability of flooding). The site drainage strategy will be designed to manage the surface water runoff to ensure that the peak rate and volume of surface water run-off will be no greater post-development than pre-development. The proposed gardens, landscaped areas and open space will serve to increase the short term water storage within the site itself and attenuate the rate and volume of surface water movements off site, thereby relieving potential for flash flood risk and pollution within the water catchment. This meets the objectives of Local Plan Policies EQ 1 and EQ11.
- Waste arising during construction and occupation/operation will be minimised. A site waste management plan will be adopted during construction. The dwellings will be provided with waste facilities and a comprehensive waste management plan for the site will support the Local Authority recycling scheme in accordance with Local Plan Policies EQ 1.
- In accordance with the Local Plan Policy EQ 1 and Policy EQ 6, materials will be responsibly sourced. Materials with low environmental impact will be selected and local suppliers prioritised. This procurement strategy will minimise and conserve energy associated with transportation and waste generation.
- The planting provision will be designed to provide an enhancement to the aesthetic value of the site, strengthen the ecological value of the site, reduce the need for artificial cooling and will attenuate or capture rainwater run-off in line with Local Plan Policies EQ 5 and EQ 11.



- Construction site management procedures will minimise adverse impacts on the environment, protection of ecological features such as Black Brook and control pollution generated during the construction phase. These include a waste management strategy to reduce the quantity of waste generated, and to increase re-use and recycling of materials. A commitment will be made to minimise waste and pollution. This responds to Local Plan Policies EQ 1 and EQ 10.
- The impact of sound associated with the occupied development will be mitigated by the design and specification of the dwellings. Sound insulation will be specified to achieve Building Regulation, Part E compliance standard. Trees and established shrubs can be found along all boundaries of the development sites. The vegetation will buffer potential noise pollution created by the proposed development. This approach is aligned with Local Plan Policy EQ 10.

Furthermore, the proposals accord with the aims of the National Planning Policy Framework in line with Local Plan Policy S1a Presumption in Favour of Sustainable Development, as follows:

- The proposals include the redevelopment of a previously developed site and represents an efficient use of land and resources;
- Construction practices that minimise adverse impacts on the environment will be adhered to including a waste management strategy to reduce the quantity of waste generated, and to increase re-use and recycling, a commitment will be made to minimise waste and pollution; and
- Aligning with the regulatory compliance criteria the residential scheme will assist in mitigating the impact of climate change.

In conclusion, the proposals reviewed within this statement for the new residential development at Forge Works, Chinley will provide a quality development that accords with the relevant guidance provided within the High Peak Borough Council's adopted planning policies and Sustainability Checklist.

