



Sustainability Statement

Client: Glossop Eden Ltd

Site: Hollincross Lane, Glossop

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Ref: Hollincross Lane

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1.0 Introduction

Complete Sustainability Solutions has been commissioned by Glossop Eden Ltd to produce a sustainability statement as part of the planning submission for Hollincross Lane, Glossop. Sustainable development was defined by the Bruntland Commission, 1987, as:

“Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”

The fact that 30 years on the term is still widely discussed and debated shows how useful and powerful it is. The concept of sustainable development tells us that we must balance the need for social progress and economic growth with preservation and enhancement of our natural environment. In simple terms, through sustainable development we can recognise that what we do today to make our lives better should not have a negative consequence for our children, or their children.

There are three main dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

An economic role

A social role

An environmental role

This Sustainability statement shows how the proposed development addresses the relevant national and local policy, as set out in the National Planning Policy Framework 2019 and the High Peak Local Plan Adopted April 2016 in terms of environmental consideration for future developments. It shows clearly how the developer and their design team can take practicable measures to ensure the development has, from the out-set, worked to ensure sustainability plays a major factor through all key stages.

2.0 Development Description

The proposed development is located within Hollincross Lane, Glossop. The proposal is for a total of 24 dwellings, which includes 20 new build dwellings and the conversion of the existing Redcourt building to provide 4 dwellings.

2.1 Site Plan



Figure 1. Proposed Site Plan.

3.0 Policy Context

Within this section of the report we will review both local and national policy, establishing key principles that can be taken forward and applied across the development.

3.1 - National Planning Policy Framework 2019

The National Planning Policy Framework (NPPF) 2012 states clearly that it is the responsibility of the planning system to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice. NPPF 2012 identifies three dimensions to sustainable development which are:

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.

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.

3.2 Policy Context - Local High Peak Local Plan Adopted April 2016

The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area. This can be achieved by:

- Minimising carbon or energy impacts associated with development according to the principles of the 'energy hierarchy' by minimising the need for energy through the appropriate siting, orientation and design of new buildings; the use of renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by meeting high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials, encouraging waste reduction, recycling, including where appropriate the local- or on site-sourcing of building materials;

- Further mitigating the impacts of climate change by seeking reductions in greenhouse gas emissions across the High Peak; in particular through supporting the delivery of renewable and low-carbon forms of energy (either via stand-alone installations, or installations integrated within new/existing developments), where this is considered acceptable against all other Development Plan Policies as a whole;

- Requiring that all new development addresses flood risk mitigation/adaptation, ensuring for example that sustainable drainage systems are considered at the outset within proposals (and to comply with legislative requirements);

- Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people;

- Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimized

Development should be designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should

provide any necessary mitigating or compensatory measures to address harmful implications.

4.0 Sustainability – Core design principles.

Within this section of the report we will examine the key and core design principles of sustainable design, allowing the developer to incorporate sustainability from conception, through construction and into the operation of the dwellings.

4.1.0 Categories of Sustainable Design.

We have identified nine categories of sustainable design including:

- Energy and CO2 Emissions
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Heath and Wellbeing
- Management
- Ecology

4.1.1 Energy and Carbon Emissions

The development will meet Building Regulations Part L 2016. The Scheme will operate a fabric first approach as set out in both national and local planning policy.

A separate full and detailed energy strategy has been produced as part of the planning submission, ref: Hollincross Lane.

Where provided by the chosen energy supplier the development will utilise smart meters covering both electricity and the primary heating fuel.

All dwellings will be separately metered and charge will be linked to usage.

Low Energy lighting will be provided both internally and externally through out the development. All communal lighting will be, where appropriate, automatically controlled to ensure it is not left on when unnecessary.

Where provided by the developer all white goods will be energy efficient and certified under the EU energy Labelling scheme.

4.1.2 Water

All properties will comply with Part G of Building Regulations, they will utilise low flow and low capacity water fittings to ensure the water consumption figure of 125litres/per person/per day is achieved.

4.1.3 Materials

The retention and enhancement of any existing elements will be optimised throughout the development wherever practicable. When any new materials are required, those with lower environmental impacts, over their life cycle, and high levels of thermal performance will be given preference.

The developer will aim to ensure all building elements hold green guide element ratings.

All site timber used on the project is sourced in accordance with the UK government's timber procurement policy.

The developer will take this opportunity to review their current practice and where practicable implement a Sustainable procurement plan. A plan that sets out a clear framework for the responsible sourcing of materials to guide procurement throughout a project and by all involved in the specification and

procurement of construction materials.

4.1.4 Surface water run off.

It has been confirmed, via the environment agency flood map that the site is located in zone 1 and therefore is classed as low risk.



Figure 2 Extract from environment agency flood map highlighting the site is located in zone 1.

4.1.5 Waste

Sufficient waste collection areas, both internally and externally, will be provided, allowing for and adequate number of waste and recycling bins

Where practicable and legally required a Site Waste Management Plan (SWMP) will be utilised. Appropriate quantitative targets will be set in accordance with the guidance from WRAP, Envirowise, BRE and DEFRA. An additional optional requirement in the site waste management plan is that the contractor should divert at least 85% of site waste (by weight or volume) from landfill sites.

4.1.6 Pollution

The developer will utilise well established insulation brands that favour blowing agents with a low global warming potential.

The developer will look to utilise where possible, low NOX boilers.

4.1.7 Health and Wellbeing

Good day lighting levels will play a major role in the overall design of the development, with emphasis placed on achieving high daylight factors both through opening areas and good reflectance values.

The development will look to ensure good acoustic qualities wherever possible through the principles of robust details and seeking advice from suitably qualified acousticians. As a minimum the developer will ensure compliance with Part E of building regulations.

of the site once the development is built. Protection and mitigation measures will be introduced as and when necessary to reduce the impact of the development on the existing site and to enhance the development where appropriate.

4.1.8 Management

Effective management can be utilised to ensure the home owner is able to operate their home efficiently and effectively as well as being able to live in a home that is safe and secure.

Management can also be used through the construction period providing effective project management and sustainable site practices, giving a framework that encourages projects to be managed in an environmentally, socially considerate and accountable manner. The developer will look to monitor both energy and water consumption throughout the duration of construction.

4.1.9 Ecology

The design team will enlist a suitably qualified professionals to recommend appropriate ecological features that will positively enhance the ecology of the site. Significant ecological improvement will be undertaken to enhance the ecological value

5.0 Conclusion

The three main dimensions to sustainable development: economic, social and environmental play a key role in both national and local planning policy requirements. Both the National Planning Policy Framework 2019 and the High Peak Local Plan Adopted April 2016 have been reviewed and applied to the proposed development through the principles of sustainable design, thus ensuring the relevant planning framework has been addressed.

The design of the scheme has been shaped by the following nine categories of sustainable design:

- Energy and CO2 Emissions
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management
- Ecology

It can be concluded that the core principles of sustainability, national planning policy and the High Peak Local Plan Adopted April 2016 have been addressed.