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# Sustainability Statement

REF:  
**WAC 1813**

REV:  
**A**

DATE:  
**15/05/2024**

Derbyshire County Council Works Department, Ashbourne Lane, Chapel-en-le-frith, SK23 0PA

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## **Policy S 1: Sustainable Development Principles**

The proposed development is within an existing community and makes effective use of brownfield land that must be remediated. Effective use of the land is achieved by increasing the internal floorspace on the site compared with the existing structures, and the designs use materials (stone and metal cladding) that are typical to the local area.

The proposed development supports the local economy and business by providing new commercial accommodation which will be available to local business. A variety of unit sizes are proposed to accommodate different types and scales of business.

The 'energy hierarchy' has been observed in the design, the pitched roofs provide north facing roof lights to minimise solar gain and maximise daylight to reduce the need for artificial lighting. The proposals will comply with building regulations standards for Part L for thermal performance and Part G for water efficiency.

The development does not incorporate the use of natural gas to heat the premises, reducing the level of CO2 produced on site as part of the building's operation.

## **Policy EQ 1: Climate Change**

The development will comply with national targets by providing modern and more energy efficient commercial accommodation.

The development is not located within or near any protected sites.

There is no opportunity to connect to a decentralised energy system on this site.

It is not financially feasible to meet BREEAM standards due to the high costs associated with remediating the site that was formerly used as a council depot.

The existing buildings are not in a condition to retrofit practically or economically.

The development shall include areas for segregated recycling bins compliant with the local authorities waste collection guidance.

FSC certified timber shall be specified where used in the design. There are no opportunities to re-use materials from the site due to their condition and risk of contamination.

## **Policy EQ 11: Flood Risk Management**

The site is not in a flood risk zone, and shall reduce flood risk elsewhere by incorporating an attenuation tank. A significant amount of new hedgerow and trees is proposed, greater than what is currently present on the site and reducing run-off.

**Policy CF 6: Accessibility and Transport**

The proposal includes a new access onto Ashbourne lane, which is safer and more accessible to a range of vehicles. No increase in parking on the street should be caused by the development as all parking is provided on the site.

The local area is not considered to have an over-provision of commercial accommodation. And the volume of traffic is not expected to be any higher than the sites last use as a highways depot.

The proposals include highways improvements, including the new and safer access into the site, and re-building the retaining wall along the highway that is currently in a poor condition. These improvements do not compromise any existing infrastructure.

The development includes a secure cycle shelter, additional overflow cycle parking, and motorcycle parking spaces.

Please refer to the transport statement and travel plan included with the application for further details.