



SUSTAINABILITY STATEMENT

Land to East of 68 Queens Road, Buxton SK17 7ER

Easting 406883 , Northing 373986



Issue 3rd October 2024

Offices at: ☐ 1 Market Street, Buxton, Derbyshire SK17 6JY
Tel: Buxton (01298) 72860

VAT No. 363454296

Website: www.jonathanvdavies.co.uk Email: jonathanvdavies@jonathanvdavies.co.uk Email: jonathanvdavies@hotmail.co.uk

CONTENTS

1	INTRODUCTION	3
1.1	Site overview	3
2	RELEVANT SUSTAINABILITY POLICIES	4
3	MEETING HPBC SUSTAINABILITY OBJECTIVES	4
3.1	Land use	4
3.2	Landscape protection	4
3.3	Heritage management	5
3.4	Layout	5
3.5	Travel and transport	6
3.6	Energy efficiency	6
3.7	Renewable energy	6
3.8	Pollution control	6
3.9	Waste management	7
3.10	Water management	7
3.11	Biodiversity and open space	7

1 INTRODUCTION

This statement supports the application for full planning approval for a minor residential development of six dwellings on land off Queens Road in Buxton.

Every effort has been made to propose a development that fits within the immediate suburban surroundings providing a high quality space and place for people to live and integrate with the established community.

1.1 Site overview

The proposed development site boundary is shown by the red line in Figure 1. It covers an area approximately 0.33 hectares, comprising two access routes A and B, and an enclosed paddock of approximately 0.25 hectares.



Figure 1 – existing site boundary and paddock view

2 RELEVANT SUSTAINABILITY POLICIES

Both the National Planning Policy Framework and the (under revision) High Peak Borough Council Local Plan contain a number of policies intending to influence the sustainability of new developments. The intent of these policies are summarised in a sustainability checklist covering the following areas:

- | | |
|------------------------|-------------------------------|
| ✓ Land Use | ✓ Renewable Energy |
| ✓ Landscape Protection | ✓ Pollution control |
| ✓ Heritage management | ✓ Waste Management |
| ✓ Layout | ✓ Water Management |
| ✓ Travel and Transport | ✓ Biodiversity and Open space |
| ✓ Energy Efficiency | |

3 MEETING HPBC SUSTAINABILITY OBJECTIVES

The following sections illustrate the intentions of the development in addressing each of these areas.

3.1 Land use

The existing site comprises a paddock used in the past for a small number of horses. The paddock is surrounded on all four sides by housing developments varying in age and styles. The previous grazing use has subsided over the years, and the urban environment has continued to develop around the site. Re-purposing the site for residential use with a sympathetic low density approach is seen as a more effective use of the land.

The site integrates well with the transport links of the surrounding community, with bus routes available for access to the central amenities of the town centre. The low density proposal will not impact on local parking and contribute minimally to traffic movements.

3.2 Landscape protection

The topography of the paddock will be largely maintained with continued use of existing access points, and maintenance of current ground levels. Boundary treatments will be sympathetic to the current arrangements. The low density

nature of the development allows for maximum retention of plant cover – see Biodiversity statement.

The design of the buildings makes use of natural stone and renders typical of the very varied local styles in the vicinity. A traditional style has been adopted to blend with the range of ages of housing on the periphery of the site.

3.3 Heritage management

The site is outside the Fairfield Conservation Area, but borders it to the northern perimeter. As such, the heritage impact of the site is more sensitive, and a separate Heritage Statement has been produced. Please refer to this document to reduce repetition.

3.4 Layout

Through initial discussions with HPBC, various factors such as increased levels of homeworking are driving demand away from small terraced properties to larger dwellings. The local plan under review summarises the perceived future housing mix as follows:

1 bedroom 5-10%

2 bedroom 30-35%

3 bedroom 40-45%

4+ bedroom 15-20%

There is also an under-supply of affordable homes being built across the region, and these are primarily in the 1 and 2 bed bracket above.

Additional development drivers reflect the aging population across the High Peak with a forecast increase in the older population of 40% by 2041. This is driving demand for inclusive design, and consequent targets for accessible dwellings.

In summary, planning applications for this site that target a mix of 2 and 3 bedroomed properties should prove viable in principle.

The proposed mix of property sizes proposed represents a range of affordability.

The style of the development builds on the current dwellings sharing the site, and also the residentially mixed style of the immediate vicinity comprising detached, semi-detached, terraces and bungalows.

The principles of Secured by Design have been applied in the interests of creating a safe and attractive environment for residents. The site is naturally private with no passing traffic or foot traffic, and the inclusive nature of the properties fronting onto public shared access, along with visible private parking provide a natural surveillance without intruding on privacy.

The site boundaries are already secure and benefit from safe surveillance from other adjacent developments.

3.5 Travel and transport

A travel plan has not been requested at present, given the low incremental journey numbers envisaged.

Integration with existing local travel services provide alternatives to car journeys to the same level as the rest of the town.

Each dwelling unit includes off road parking for up to two vehicles, reducing the impact on the neighbouring streets where on-street parking is limited.

Cycle storage will be within the individual dwelling unit plot boundaries.

3.6 Energy efficiency

The construction of the dwellings intends to follow a traditional masonry build approach to enable highly insulated dwellings with high thermal mass achieved by solid insulated flooring and medium/high density block wall materials. Modern cavity widths will be used to enable high levels of cavity insulation.

Insulation materials will take embodied carbon impact into account throughout the detailed design stages, with a balance between environmental and cost impact.

Window openings are modest reducing the potential for overheating, and thermal insulation choices optimising decrement delay will be made.

3.7 Renewable energy

The site will be free of natural gas, and the dwellings will rely on air source heat pumps electrically powered.

3.8 Pollution control

Nutrient Neutrality is to be achieved via off-site offset. Surface water will be managed by permeable surfaces and soakaways throughout the site.

3.9 Waste management

The site proposes efficient bin storage and collection through the provision of a waste collection area located within the site. This is intended to reduce the proliferation of plastic wheelie bins contributing to the saturation of the surrounding streets as at present.

3.10 Water management

Each dwelling will harvest, store and reuse rainwater collected from roof and paved surfaces.

Surface water will be managed by permeable surfaces and soakaways throughout the site.

3.11 Biodiversity and open space

To reduce duplication, please refer to our provided Biodiversity Net Gain documentation.

Please refer to associated Design & Access and Heritage Statements provided.