



WHITE PEAK Planning

Energy and Sustainability Statement

Land east of Ashingdon Road, Rochford

Bloor Homes Limited

December 2019

Ref: 2019.001.003

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Authorised for and on behalf of White Peak Planning Ltd.

A handwritten signature in black ink, appearing to read 'Rob White', written over a horizontal line.

**Rob White
Director**

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.



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1.0 Introduction

1.1 This Document

1.1.1 White Peak Planning has been commissioned by Bloor Homes Limited ('Bloor Homes') to prepare an Energy and Sustainability Statement in support of a hybrid planning application to Rochford District Council (RDC) for a proposed residential-led development at Land east of Ashingdon Road, Rochford.

1.1.2 This document provides details of the proposed energy and sustainability strategy, in response to relevant policies set out in the Development Plan and other material considerations such as the National Planning Policy Framework (NPPF).

1.2 Sustainable Development

1.2.1 The term 'sustainable development' was first coined in the paper '*Our Common Future*' produced in 1987 by the then World Commission on Environment and Development (subsequently the Brundtland Commission and report often referred to as 'The Brundtland Report') and adopted by the United Nations General Assembly Resolution 42/187.

1.2.2 The United Kingdom published its first national strategy for sustainable development in 1994, followed up in 1999 by A Better Quality of Life and 2005 with Securing the Future.

1.2.3 These documents variously recognise the simultaneous pillars of sustainable development being economic, social and environmental, although the prominence of individual elements has varied over time, the main focus in the UK has been on 'environmental sustainability' and the overarching issue of energy use and climate change.

1.2.4 The theme of sustainable development has most recently been defined as integral to planning, as noted in Chapter 2 of the NPPF which states that:

'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

1.2.5 Further details relating to the NPPF and its approach to sustainable development are included in *Section 2*.

1.3 The Planning Application

1.3.1 The description of development, as included on the application form, comprises:

“An outline planning application for the demolition of numbers 148 and 150 Ashingdon Road and the development of 665 residential dwellings (C3), a community facility (D1), open space and associated infrastructure including flood storage and surface water drainage attenuation, with all matters unreserved for 233 residential dwellings comprising Phase 1 of the proposals, and all other matters reserved except for Access and Layout.”

- 1.3.2 The site location is shown in *Appendix A*.
- 1.3.3 Further information on the development proposals is provided in the accompanying Planning Statement and Design and Access Statement.

1.4 Report Structure

- 1.4.1 *Section 2* outlines the development plan policies and material considerations relating to energy and sustainability that are applicable to this development.
- 1.4.2 *Section 3* presents a site-wide energy strategy for both the residential and non-residential elements of the proposed development.
- 1.4.3 *Section 4* presents a site-wide sustainability strategy for both the residential and non-residential elements of the proposed development.
- 1.4.4 *Section 5* summarises and concludes the report.

2.0 The Development Plan and Material Considerations

2.1 Introduction

- 2.1.1 The National Planning Policy Framework (NPPF) was originally published in March 2012 and subsequently updated in July 2018 and February 2019. It sets out the Government's planning policies for England and how they should be applied.
- 2.1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 2.1.3 The development plan for this application comprises the Rochford District Council Core Strategy, Allocations Plan and Development Management Plan.
- 2.1.4 As a detailed analysis of how the proposed development accords with the development plan is included in the Planning Statement, this document will focus on the NPPF and relevant policies included in the Core Strategy and Allocations Plan.

2.2 National Planning Policy Framework (2019)

- 2.2.1 Paragraph 8 of the NPPF states that:

'achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **an economic objective** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- **an environmental objective** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 2.2.2 So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development. The presumption is set out in Paragraph 11, which states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.’*

2.3 Rochford District Council Core Strategy

2.3.1 The Core Strategy covers the period 2011 to 2026 and was adopted in December 2011.

2.3.2 The policies relating to energy and sustainability which are relevant to the proposed development include:

- ENV8 - On-site Renewable and Low Carbon Energy Generation
- ENV9 – Code for Sustainable Homes (CfSH)
- ENV10 – BREEAM
- ENV3 – Flood Risk
- ENV4 – Sustainable Urban Drainage Systems (SUDS)
- T3 – Public Transport
- RTC3 – Village and Neighbourhood Shops

2.3.3 Details of how the proposed development accords with these policies is included in *Chapters 3 and 4*, as well as the accompanying Planning Statement.

2.4 Rochford District Council Allocations Plan

2.4.1 The site is allocated for residential development under Policy SER8 – South East Ashingdon. The policy envisages development to include:

- A minimum of 500 residential dwellings;
- Local highway capacity and infrastructure improvements, including contribution to traffic management of Ashingdon Road;
- Public transport infrastructure improvements and service enhancements;
- Link and enhancements to local pedestrian/cycling and bridleway network;
- Sustainable drainage systems;

- Public open space;
- Play space; and
- Youth facilities and community facilities.

3.0 Energy Strategy

3.1 Introduction

3.1.1 This section provides an overview of the site-wide energy strategy for the proposed development.

3.2 Development Plan Requirements

3.2.1 Core Strategy Policy 'ENV8 - On-site Renewable and Low Carbon Energy Generation' states that:

'Developments of five or more dwellings or non-residential developments of 1,000 square metres or more should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless this is not feasible or viable.'

3.3 Energy Strategy

Residential Development

3.3.1 To ensure compliance with the requirements of Policy ENV8, at least 10% of the energy demand from the residential element of the proposed development shall be met through improvements to the building fabric, or through the use of renewable or low-carbon sources.

3.3.2 The approach to be taken to reduce site-wide energy demand shall be informed by the energy hierarchy which comprises the following in order of preference:

1. Reduction in energy demand
2. Improvements to energy efficiency
3. Use of renewable energy sources
4. Use of low-carbon energy sources
5. Use of conventional energy sources

3.3.3 Taking into account the energy hierarchy above, it is envisaged that a 'fabric first' approach will be taken.

3.3.4 This approach uses energy efficient materials in the construction of the building fabric in order to reduce levels of energy demand by new residents. It is considered to be a more preferable approach than the incorporation of renewable and low carbon technologies, which contribute to reductions in energy demand from fossil fuels rather than energy demand in general.

3.3.5 However, due to the likely duration of the construction period, there could be future changes to Building Regulations Part L that generate a need to incorporate renewable and low carbon technologies within the proposed dwellings in order to meet these new standards.

3.3.6 Renewable and low carbon technologies that could be incorporated into new residential dwellings include the following:

- Solar photovoltaic panels for electricity generation;
- Flue gas heat recovery systems for water heating.

3.3.7 For the outline element of the scheme, which comprises Phases 2 and 3, details of the energy strategy for that phase shall be submitted at reserved matters stage.

3.3.8 For the Phase 1 element of the scheme being applied for in full, it is proposed that submission of these details is secured by planning condition.

3.4 Non-residential Development

3.4.1 To ensure compliance with the requirements of Policy ENV8, at least 10% of the energy demand from the non-residential element of the proposed development shall be met through improvements to the building fabric, or through the use of renewable or low-carbon sources.

3.4.2 As for the proposed residential development, at this outline stage, specific details relating to the design of the proposed buildings and their energy performance is not known. Therefore, further details shall be provided at reserved matters stage, along with justification for the proposed approach.

4.0 Sustainability Strategy

4.1 Introduction

4.1.1 This section provides details of the site-wide sustainability strategy for the proposed development, in response to the requirements of policies outlined within the Rochford District Council Core Strategy.

4.1.2 This section initially sets out how the policy requirements relating to the Code for Sustainable Homes and BREEAM will be addressed and then describes how the proposed development will contribute to the three objectives of sustainable development, namely the:

- Economic objective;
- Social objective; and
- Environmental Objective.

4.1.3 The proposed development at Land east of Ashingdon Road, Rochford seeks to meet all of these objectives by embedding sustainability within the design and controlling parameters of the proposed development, which together will lay the foundations upon which the new community will be able to build a sustainable lifestyle, leading better lives and enabling future generations to do so.

4.2 Code for Sustainable Homes

4.2.1 Policy ENV9 of the Core Strategy states:

'For all new residential developments, the Council will ensure that there are real improvements in key areas such as carbon dioxide emissions and water efficiency. As a minimum, Code level 3 of the Code for Sustainable Homes will be required for all new residential development. From 2013, Code level 4 will be required as a minimum. From 2016 developments will be expected to meet the zero carbon target. The Council will expect developers to go beyond Code level 3 for developments between 2010 and 2013, particularly in terms of water conservation measures, unless such requirements would render a particular development economically unviable.'

4.2.2 As of May 2015, the Code for Sustainable Homes (CfSH) has been withdrawn and thus local planning authorities are no longer able to apply policies requiring that new dwellings meet a particular level of the CfSH, except for legacy cases.

4.2.3 On this basis it is proposed that the dwellings at Land east of Ashingdon Road are designed to meet the requirements of prevailing Building Regulations only (with 10% of the energy demand met through improvements to building fabric or through the use of renewable or low-carbon energy sources) and will not be certified to a particular level of the CfSH.

4.3 BREEAM

4.3.1 Policy ENV10 of the Core Strategy states:

'The Council will require new non-residential buildings, as a minimum, to meet the BREEAM rating of 'Very Good', unless such requirements would render a particular development economically unviable. In cases where it is considered appropriate to relax the requirement to meet the BREEAM rating of 'Very Good' due to viability issues, the Council will still expect development to meet as high a BREEAM rating as is economically viable. The EcoEnterprise Centre proposed for the District will meet the 'Excellent' rating.'

4.3.2 It is proposed that the non-residential buildings will be certified to BREEAM 'Very Good'.

4.3.3 As the planning application is currently in outline, the detailed design of these buildings has not yet been produced. As a full BREEAM assessment for a particular building will be undertaken at the reserved matters stage (for the relevant phase), the following draft condition is proposed to secure this requirement:

'The non-residential buildings hereby permitted shall be constructed in accordance with the appropriate Building Research Establishment Environmental Assessment Method (BREEAM) assessment methodology and shall achieve a post construction rating of at least 'Very Good'. No part of an appropriate non-residential building hereby permitted shall be occupied until a copy of a post-construction completion report, verifying that the building has achieved a 'Very Good' rating, has been submitted to the Local Planning Authority.'

4.4 Economic Objective

Introduction

4.4.1 Paragraph 8 of the NPPF states that the economic objective of the planning system is:

'to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure'

Commitments and Opportunities

Construction Phase

4.4.2 The proposed development will provide a significant investment into the local construction sector throughout the construction period.

4.4.3 Through this investment there will be direct provision of employment opportunities for local residents, as well as sub-contracting and supply opportunities for local businesses.

4.4.4 Direct investment into local businesses and workers will create further indirect and induced multiplier effects as businesses and workers reinvest incomes in the local area.

Occupation Phase

- 4.4.5 The proposed development will provide new employment opportunities through the inclusion of non-residential community facilities, potentially including for a childrens nursery or health centre
- 4.4.6 These uses include a range of different jobs and skill levels and will also provide opportunities for flexible working hours.
- 4.4.7 Non-residential uses at the site shall be secured through approval of the controlling Land Use and Access Parameter Plan, with details to be agreed with RDC at reserved matters stage.
- 4.4.8 The provision of new housing at the site shall also increase spending in the local area by future residents which will be of benefit to existing local businesses and services.

Conclusion

- 4.4.9 The proposed development will benefit the local economy through the provision of new jobs during the construction phase, new on-site employment opportunities during occupation, and increased spending in the local area by future residents.
- 4.4.10 It is therefore, considered that the proposed development contributes to the economic objective of sustainable development.

4.5 Social Objective

Introduction

- 4.5.1 Paragraph 8 of the NPPF states that the social objective of the planning system is:
'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.'

Commitments and Opportunities

Housing

- 4.5.2 The proposed development includes for 665 residential dwellings, including a proportion of affordable housing.
- 4.5.3 The dwellings will include a mixture of types, sizes and tenures to meet local needs and these shall be agreed with RDC either at reserved matters stage, or through the approval of the detailed site layout for Phase 1.
- 4.5.4 The delivery of new homes will contribute towards helping RDC meet its current and future housing need over the plan period, as identified in the Core Strategy.

Community Uses

- 4.5.5 The proposed development will include a community facility at the west of the site for use by existing and future residents.
- 4.5.6 As the planning application is currently in outline, the details of this facility are unknown, but it could potentially include:
- A community building;
 - Health care facility;
 - A childrens nursery
- 4.5.7 Details of the uses to be delivered shall be agreed with RDC at reserved matters stage and these will ensure that the needs of the local community are met.

Leisure and Recreation Facilities

- 4.5.8 The proposed development includes approximately 5ha of open space. This will be used by existing and future residents, with pedestrian and cycle access provided from Oxford Road to the north, Ashingdon Road to the west, and Percy Cottis Road and The Drive to the south.
- 4.5.9 The majority of the open space is located at the east of the site, adjacent to existing countryside, and this shall be secured through approval of the Land Use and Access Parameter Plan.
- 4.5.10 The open space shall include formal and informal areas for play, as well as amenity space, allotments, footpaths and cycleways.
- 4.5.11 There is also the potential for outdoor youth facilities to be provided at the east of the site near to the play area, with a mountain bike skills trail proposed; the details of these elements shall be agreed at reserved matters stage.

Accessibility

- 4.5.12 The site has very good accessibility to non-car modes of transport, with close proximity to bus stops, a railway station and good quality pedestrian routes.
- 4.5.13 Bus routes 7 and 8 are located within a four-minute walk of the site and Rochford Railway Station is a 19-minute walk to the south of the site. The station provides linkages to London Liverpool Street and Southend Victoria.
- 4.5.14 It is proposed to relocate the existing bus stop on Ashingdon Road, which will include widening of the carriageway, new road markings and an upgraded bus shelter.
- 4.5.15 The site layout will include new safe pedestrian and cycle links, including a footpath/cycle link between Oxford Road to the north and The Drive to the south. This will provide connections to the King Edmund School and Waterman Primary School, as well as Rochford Town Centre. The site will also include east to west pedestrian and cycle links from Ashingdon road to the eastern footpath/cycleway.

- 4.5.16 Taking these factors into account the site is ideally located to both utilise and enhance the local sustainable transport network linkages.

Conclusion

- 4.5.17 The proposed development will provide new high-quality housing of a mixture of types, sizes and tenures to help meet local demand.
- 4.5.18 Community uses shall be incorporated into the development to meet local needs and shall be agreed with RDC at reserved matters stage.
- 4.5.19 The inclusion of open space and new footpath and cycleway connections, as well as good access to public transport, should promote an active lifestyle and reduce reliance on private vehicle trips.
- 4.5.20 Overall, the proposed development is considered to contribute to the social objective of sustainable development.

4.6 Environmental Objective

Introduction

- 4.6.1 Paragraph 8 of the NPPF states that the environmental objective of the planning system is:

'to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

Commitments and Opportunities

Biodiversity

- 4.6.2 On-site biodiversity mitigation and enhancements will be provided in the form of Suitable Alternative Natural Greenspace (SANGs). This shall include open space, landscaping and walking routes that can be used by dog-walkers, rather than using off-site ecologically designated sites.
- 4.6.3 New on-site footpaths will provide a circular walking route which will incorporate new semi-natural greenspace. This circular route will include dog waste bins, signage and will be designed to encourage use by dog walkers and other members of the community.
- 4.6.4 To promote community use of the SANGs, signage and leaflets will be used to inform residents of its purpose and function.
- 4.6.5 A Landscape Ecological Management Plan (LEMP) will be prepared to ensure that both retained and new habitats are appropriately managed in the long-term and that their ecological value for wildlife is maintained.

- 4.6.6 In addition to on-site measures, a financial contribution to the Essex Recreational Disturbance Avoidance Mitigation Strategy (RAMs) of £122.30 per unit will be provided by the developer to fund strategic off-site measures such as wardens and signage at coastal European protected sites.

Flooding and Drainage

- 4.6.7 The site is located in Flood Zone 1 on the Environment Agency's online flood map. The site has a very low risk of flooding from rivers and a predominantly very low or low risk of surface water flooding.
- 4.6.8 Sustainable Drainage Systems (SuDS) are to be implemented within the proposed development to provide sustainable flood management, whilst also lessening both on-site and downstream flood risk through reductions in surface water run-off and increases in stormwater lag times.
- 4.6.9 SuDS are more sustainable than conventional surface water drainage methods as they can additionally mitigate many of the adverse effects that stormwater run-off has on the environment, such as removing pollutants.
- 4.6.10 Details of the location, size and type of SuDS are included within the accompanying Flood Risk Assessment and Drainage Strategy.

Waste and Pollution

- 4.6.11 During the construction phase, a Construction Environmental Management Plan (CEMP) will be adopted to minimise the adverse effects of the development on the environment and nearby residents.
- 4.6.12 The CEMP shall be agreed with RDC prior to the commencement of the development and include measures to avoid pollution and reduce construction waste.
- 4.6.13 During occupation, the type of development proposed is not inherently polluting and the buildings will need to adhere to the requirements of prevailing Building Regulations. The reduction in site-wide energy demand described in *Section 3* will result in a reduction in associated carbon dioxide emissions.
- 4.6.14 A Travel Plan will be adopted which aims to reduce private vehicle use by promoting alternative, more sustainable modes of transport. By reducing private vehicle use, this will have a positive effect on air quality.
- 4.6.15 Waste from the new residential development shall be managed through the adoption of RDC's waste recycling scheme in order to reduce the amount of waste being sent to landfill.

Conclusion

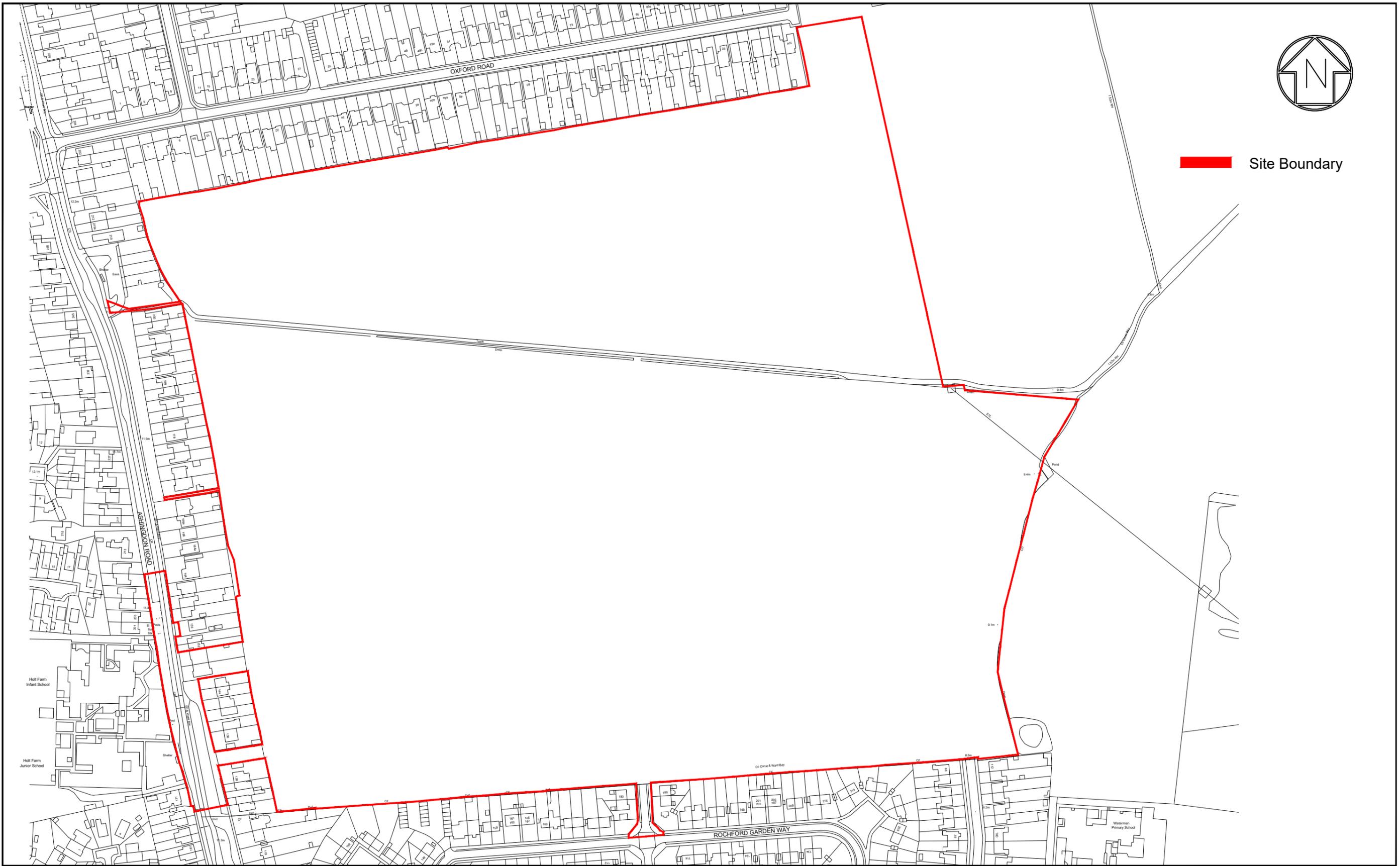
- 4.6.16 The proposed development will incorporate measures to mitigate adverse effects on the environment and provide enhancements to biodiversity through a combination of new on-site habitat and open space provision and financial contributions to off-site improvements.

-
- 4.6.17 The site has a low risk of flooding and sustainable drainage measures will be used to manage surface water drainage and avoid increases in flood risk elsewhere.
- 4.6.18 The proposed development will not result in a significant risk of pollution and measures will be adopted through the CEMP at the construction phase to manage potential risks.
- 4.6.19 Waste during construction will be sustainably managed through the CEMP and during occupation, RDC's waste recycling scheme shall be used to ensure that waste is being appropriately managed and not sent to landfill where possible.
- 4.6.20 Overall, it is considered that the proposed development contributes to the environmental objective of sustainable development.

5.0 Summary

- 5.1.1 White Peak Planning has been commissioned by Bloor Homes Limited to prepare an Energy and Sustainability Statement in support of a hybrid planning application to Rochford District Council (RDC) for a proposed residential-led development at Land east of Ashingdon Road, Rochford.
- 5.1.2 This document provides details of the proposed energy and sustainability strategy, in response to relevant policies set out in the Development Plan and other material considerations such as the National Planning Policy Framework (NPPF).
- 5.1.3 *Section 3* of the report describes how at least 10% of energy demand shall be met through improvements to building fabric, or through the use of renewable and low-carbon sources in accordance with Core Strategy Policy 'ENV8 - On-site Renewable and Low Carbon Energy Generation'. Details of how this shall be achieved for each phase will be submitted at reserved matters stage for the outline element of the scheme (i.e. Phases 2 and 3) and through condition for the element applied for in full (i.e. Phase 1).
- 5.1.4 It is envisaged that a 'fabric first' approach will be taken to reduce energy demand in accordance with the energy hierarchy, with additional solar photovoltaic panels or flue gas heat recovery also used if necessary.
- 5.1.5 *Section 4* demonstrates how the proposed development will contribute towards the three objectives of sustainable development set out in the NPPF, namely the:
- Economic objective;
 - Social objective; and
 - Environmental Objective.
- 5.1.6 Taken as a whole, the proposed development at Land east of Ashingdon Road, Rochford responds positively to the policy requirements set out in the development plan and the sustainability objectives included in the NPPF and therefore, comprises demonstrably sustainable development.

Appendix A – Site Location Plan



Rev.	Description	Int.	Date
B	Boundary amended at north west pedestrian access. Boundary amended in the south to include site access via Percy Cottis Road.	JHS	25/10/19
	Boundary amended along Ashington Road.		
A	Boundary on site entrance amended.	JHS	16/10/19

Site Name:	Land East of Ashington Road, Rochford
Drawing Title:	Planning Application Boundary

Scale:	1:2500@ A3	Drawn by:	JHS
Date:	14/08/19	Checked by:	
Dwg No:	PA604-210	Rev:	B
<input type="checkbox"/> Information <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

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