

Energy and Sustainability Statement

Land at Station Road, Ashwell

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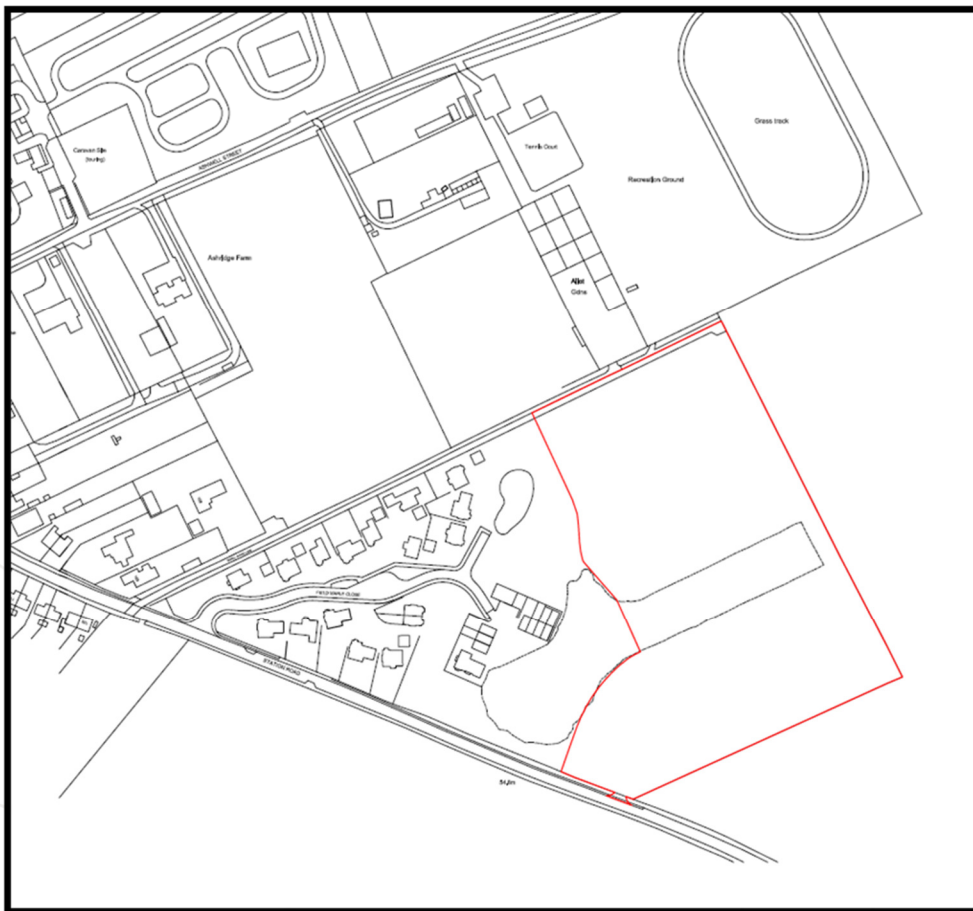
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1. Introduction to the Proposal

- 1.1. This statement has been prepared with regard to the proposed development on Land off Station Road, Ashwell and provides some detail to the proposals with regard to the energy use and sustainability of the scheme.
- 1.2. The site is located to the southeastern edge of the village of Ashwell, adjacent an existing residential development scheme under construction. The red edge of the site is shown below.
- 1.3. The site is located off Station Road, close to bus stops and footpath links to the centre of the village and the train station to the east.



- 1.4. The application proposes 36 new residential dwellings, of which 40% will be affordable homes, alongside significant areas of amenity and landscaping throughout the site. A plan of the proposal is shown below. This shows new housing, a new access and extensive amenity space and landscaping throughout the site.



- 1.5. This report is submitted alongside the full planning application for the new development, which includes plans and supporting reports regarding the site and proposals. Details are summarised within the Planning Support Statement, Design and Access Statement and the Landscape and Visual Appraisal.

2. Relevant Planning Policy

National Guidance

- 2.1. The National Planning Policy Framework was amended in December 2024 (NPPF). This states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives:

Economic – Seeking contributions to a strong, responsive and competitive economy.

Social – Supporting vibrant and healthy communities and,

Environmental – Protecting and enhancing our natural, built and historic environment.

- 2.2. Paragraph 166 states that in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimize energy consumption.

The Climate Change Act

- 2.3. The Climate Change Act 2008 is the basis for the UK's approach for tackling and responding to climate change. It commits the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels by 2050.

Local Planning Policy

North Hertfordshire Local Plan 2011-2031 (Adopted November 2022)

- 2.4. The Local Plan sets out the strategic vision and spatial strategy for the District over the period 2011 to 2031. It forms part of the Statutory Development Plan for the District and is used in the assessment of planning applications.

- 2.5. Strategic Policy SP9: Design and Sustainability - states that the Council considers good design to be a key aspect of sustainable development, and will support new development where it is well designed and located and responds positively to its local context. It also states that they will assess proposals against detailed policy requirements in the plan and have regard to the Design Supplementary Planning Document.
- 2.6. Strategic Policy SP11: Natural Resources and Sustainability – sets out how the plan seeks to meet the challenges of climate change and flooding. This includes directing development to areas at the lowest risk of flooding and ensuring the provision of sustainable drainage systems within proposals.
- 2.7. Strategic Policy SP12: Green Infrastructure, Landscape and Biodiversity – states that the Council will ensure that the natural environment is protected and enhanced whilst accommodating significant growth during the plan period, through protecting and managing green infrastructure, and considering and respecting landscape character, scenic beauty and locally sensitive features. The Council will also protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity. Other open spaces will be protected and new and improved open space supported.

Sustainability Supplementary Planning Document (Adopted September 2024)

- 2.8. The Sustainability Supplementary Planning Document (SPD) provides further guidance on the application of the Local Plan policies and the Council's sustainability expectations for different forms of development which identifies sustainable construction requirements for new developments to take account of both mitigation and adaptation to climate change.

3. Sustainability PD Checklist

- 3.1. The Sustainability SPD sets three standards of sustainability; bronze, silver and gold across eight themes to ensure a holistic approach to sustainability is considered. A checklist of these is set out in the SPD and to meet these elements the following aspects of the scheme are highlighted to be provided by the development.

Checklist 1 – Optimising Passive Design & Fabric Performance

- 3.2. The development will achieve an EPC rating of at least C on all dwellings.

This Sustainability and Energy Statement is submitted with the application. Details regarding calculations for energy use and heating demands can be provided in due course.

Checklist 2 – Achieving Low Carbon Energy

- 3.3. The development will be policy and Building Regulation compliant to achieve a local carbon energy development.

Checklist 3 – Minimising Carbon Footprint

- 3.4. The development will comply, where applicable, with policy and Building Regulations and will seek to reduce emissions where practicable.

Checklist 4 – Healthy Placemaking

- 3.5. The development will comply with policy requirements and open space standards.

The scheme includes detailed Landscape Plans, with the Design and Access Statement highlighting how healthy placemaking through landscaping and amenity space are incorporated across the site.

An Air Quality Assessment has been prepared and is submitted with the application.

A Noise Impact Statement has been prepared and is submitted with the application.

Checklist 5 – Promoting Biodiversity

- 3.6. A Habitat Survey and Biodiversity Metric Baseline have been prepared and submitted with the application.

Subsequent species specific assessments, where appropriate, have been prepared and submitted with the application.

Surveys reviewed all appropriate and available data and provided evidence through the submitted reports.

An Arboricultural Assessment has been prepared and is submitted with the application. This looks to retain as many trees on the site as possible and provide replacements planting where changes are required, with additional tree and hedgerow planting across the site as part of the comprehensive landscaping and habitat improvements. The scheme also includes appropriate buffers around ecological features.

Biodiversity Net Gain will be provided, and is detailed in the submitted reports, to provide a 52% net gain in habitat units and a 16.87% net gain in hedgerow units.

Checklist 6 - Sustainable Travel

- 3.7. A Transport Statement has been prepared and is submitted with the application.

Access for walking and cycling routes throughout the site are provided with the scheme.

The scheme will be compliant with policy and Building Regulations in relation to EV Charging.

Checklist 7 – Conserving Water

- 3.8. The scheme will, where possible, comply with water conservation requirements, with further details to be provided in due course to reduce water consumption.

Checklist 8 – Incorporating Sustainable Drainage

- 3.9. A Sustainable Urban Drainage Scheme will be provided within the scheme, with full details provided in the drainage strategy submitted with the application.



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