



Energy, Sustainability & Waste Statement

Land east of Pirton

May 2025



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EXECUTIVE SUMMARY

- i. Gladman is seeking planning permission in outline for a residential development on Land east of Pirton.
- ii. This report summarises trends and impacts at the national and local level through a number of factors, including Energy, Sustainability & Waste
- iii. The site is considered sustainable development and will be sustainably designed as outlined in the supporting Design and Access Statement.
- iv. A subsequent reserved matters application will consider the sustainable approaches to minimise waste on the site and during the construction phase. The proposed outline application will be designed to allow for accessible refuse vehicles through the site.

1 INTRODUCTION

1.1 Background

- 1.1.1 This Energy, Sustainability & Waste Statement has been prepared in support of an outline planning application made by Gladman Developments Limited (Gladman) for development of Land East of Pirton. The description of development is as follows:

'Outline application for the erection of up to 130 dwellings with public open space, landscaping and sustainable drainage system (SuDS), with all matters reserved save for access.'

- 1.1.2 This statement should be read in conjunction with the other reports and assessments submitted as part of the application which are referenced within this statement.
- 1.1.3 Although the application only seeks outline planning permission and the finer details of design, materials, construction and waste management will be resolved through the subsequent reserved matters application, this statement identifies the existing utility connections within the vicinity of the site and demonstrates the sustainability of the proposal.

2 LEGISLATION & PLANNING POLICY

- 2.1.1 Relevant local and national planning policy pertaining to sustainability has been considered in the preparation of this report.
- 2.2.1 In May 2019, the Government declared a “climate emergency” following approval of motion by MPs. The most recent iteration of the National Planning Policy Framework (NPPF) released 12th December 2024 put sustainability at the forefront of decision making.
- 2.2.2 The NPPF is designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework, making the planning system more user-friendly and transparent. The framework’s primary objective is sustainable development, therefore focusing on the three pillars of sustainability. The framework is split into three sections: planning for prosperity (Economic), planning for people (Social) and planning for places (Environmental), each of which outline guidance to tackle issues such as housing, transport infrastructure, climate change, and business and economic development etc.
- 2.2.4 In summary the framework advises:
- 2.2.4 To support the move to a low carbon future, local planning authorities should:
- Plan for new developments in locations and ways which reduce greenhouse gas emissions;
 - Actively support energy efficiency improvements to existing buildings; and
 - When setting any local requirements for building’s sustainability by adopting nationally described standards.
- 2.2.5 In determining planning applications, local planning authorities should expect a new development to:
- Comply with the adopted Local Plan policies on local requirements for decentralised energy supply, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption

3.1.2 This statement will provide details on the application's approach to sustainability under the following headings:

- **Sustainability**
- **Waste**
- **Energy**

3 Sustainability

3.3.1 All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste, and protect and enhance the environment. North Hertfordshire validation list requires planning applications to include a Statements regarding Sustainability statement for all new building development and include details demonstrating how the proposal will be efficient in its use of energy, water and drainage.

3.3.2 The Design and Access Statement (DAS) submitted as part of this application demonstrates that sustainable, landscape-led design is at the heart of the application, with appreciation to the local context, character, vernacular and setting. The masterplan created for land east of Pirton has incorporated many sustainable measures such as the promotion of sustainable transportation that will contribute to national and local objectives to reduce carbon emissions, improve energy efficiency and address the global climate emergency. The scheme will also provide a 10% net gain to biodiversity, enhancing the local ecosystems by introducing new plant and animal species whilst supporting the existing ones.

3.3.3 Specifics in building materials is again a matter for the subsequent reserved matters application, however, conditions may be placed by the local authority to ensure good environmental and design practices upon the granting of permission. Building Regulations will apply, with the scheme meeting the most up to date regulations at time of permission (see further in Energy section below)

4 Waste

4.3.1 The subsequent reserved matters applicant will consider sustainable procedures to minimise the generation of waste during the site's construction process. Disposal of construction waste will be dealt with as part of a Construction Management Plan (CMP), which will be secured via a planning condition.

4.3.2 The best way to minimise waste is through prevention. When prevention is not feasible, reduction is the next preferred option. Following reduction, re-use and recycling opportunities should be pursued with energy recovery as the subsequent step. Disposal is considered the last resort. This approach, known as the waste hierarchy, is illustrated by Figure 1¹ below:

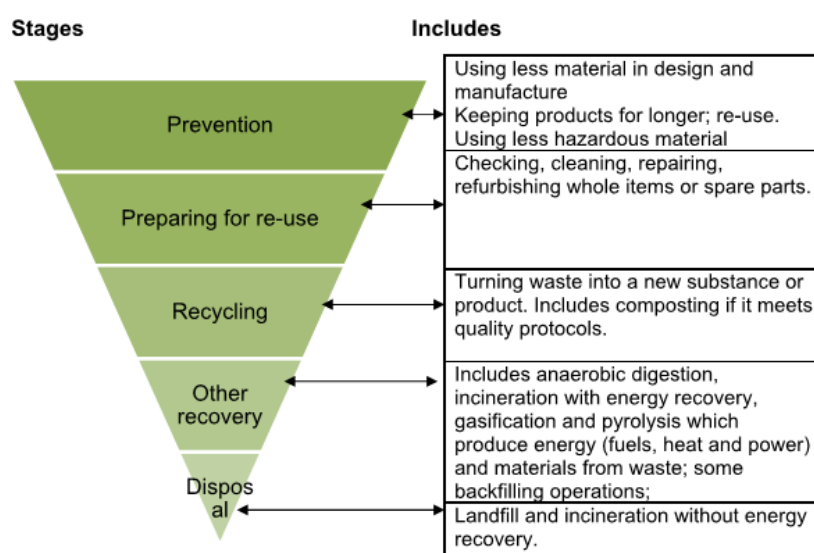


Figure 1: Waste Hierarchy

4.3.3 This Statement will seek to keep waste as high up the waste hierarchy as possible exploring all possibilities for re-use and recycling. In doing so, the proposed development will be in keeping with local policy and also help to achieve the regional and national target of reducing construction and demolition waste being sent to landfill.

4.3.4 The proposed site layout has been carefully structured to preserve existing hedgerows wherever feasible. Access requirements necessitate the removal of

¹ Department for Environment, Food and Rural Affairs. Guidance on applying the Waste Hierarchy, page 3. Available at: <https://assets.publishing.service.gov.uk/media/5a795abde5274a2acd18c223/pb13530-waste-hierarchy-guidance.pdf>

limited sections of hedgerow; however, the majority will be retained. By limiting hedgerow removal, associated waste generation is minimised.

- 4.3.5 It is acknowledged that people will recycle more if the infrastructure is in place to make it easy for them to do so. Therefore, the development shall be designed with allocated space/areas for bin/box storage and home or communal composting. The scheme at this outline stage has been designed to ensure that the site is fully accessible by refuse vehicles. Further details on household waste will be submitted during the reserved matters stage of the application process.
- 4.3.6 Once the buildings are occupied, waste will be generated. This shall be managed in accordance with the same waste minimisation principles that apply during the design and construction phases of the scheme. It is acknowledged that people will recycle more if the infrastructure is in place to make it easy for them to do so. Therefore, the development shall be designed with allocated space/areas for bin/box storage and home or communal composting.
- 4.3.7 There will be adequate access for waste collection vehicles and their operatives. Critically, there will be sufficient space for recycling boxes, storage areas, composting bins and wheelie bins.

5 Energy

- 5.3.1 It is considered by many that the best way to ensure a consistency of approach to the issue of reducing carbon emissions is through the usage of Building Regulations. This approach ensures that the technology that is being developed and the designs that are being worked on by the developers, are all aimed at achieving a common goal in a common way. This is the most cost effective, and resource efficient way of achieving the Government's aim.
- 5.3.2 The Future Homes Standard means that all homes built will be carbon ready and will be zero carbon as the National Grid decarbonises. This is planned for 2035 well ahead of the Government's legal commitment for the nation to be net zero by 2050.
- 5.3.3 Delivering these improvements through building regulations has a distinct advantage over delivering a variety of different approaches across the country in that it provides a single approach that all developers understand and can be rolled out at scale. This allows supply chains and skills to be improved prior to implementation and ensures that improvements to building standards are actually deliverable from the point at which they are introduced.
- 5.3.4 A Construction Environmental Management Plan (CEMP) will be submitted during the reserved matters stage of the application process. The CEMP will provide details how the development and building specifications will ensure the minimisation of energy consumption. Many different renewable energy technologies will be considered by the subsequent reserved matters applicant to ensure the development's energy is sustainably sourced.

6 Conclusion

- 6.3.1 Gladman is seeking planning permission in outline for a residential development on land east of Pirton. The scheme has been sustainably designed throughout, through the promotion of sustainable transportation for residents via active travel links into the village, the enhancement of hedgerows and habitats on-site creating a green corridors throughout the site.
- 6.3.2 The application meets with the requirements of sustainability at outline stage in accordance with the Development Plan and further matters will be secured and delivered at the Reserved Matters stage.

