

# Sedgwick Associates

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**Chartered Town Planners**

PO Box 237, Bolton BL1 9WY

Tel 01204 373366 or 07967 828635

Email: paul.s@sedgwickassociates.co.uk

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## **Land off Carrington Avenue Adlington PR7 4JE**

An application for outline planning permission for the erection of up to 25 dwellings (all matters reserved other than access) by Hollins Strategic Land LLP

## Statement on Energy Efficiency Measures

November 2020  
sa/pks/4939

# Energy Efficiency Measures

1. Section 2 of the of the National Planning Policy Framework 2019 states that the purpose of the planning system is to contribute to the achievement of sustainable development. This includes:

*“c) 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.”*

The NPPF gives a presumption in favour of sustainable development.

2. Policy 27 of the Adopted Core Strategy requires all new residential developments to achieve a minimum of Level 4 of the Code for Sustainable Homes. From 1st January 2016 all new build residential developments are required to achieve a minimum of Level 6 of the Code for Sustainable Homes. However since the 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015 which effectively removes Code for Sustainable Homes all new dwellings in Chorley will be required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the transitional provisions of the Bill.
3. There are a number of ways in which this can be achieved, using features singly or in combination. For example, efficient gas boilers with energy recovery can be fitted, additional insulation can be included within the building fabric and solar panels can be fitted to southerly facing roofs.
4. It is agreed that the equivalent of the former CFSH Level 4 is appropriate and it is now expected that future owners will expect that or a higher level of efficiency. However, as this is an outline application, design details of the dwellings are not yet determined, and the energy efficiency cannot therefore be assessed. The requirement can therefore only be achieved through the imposition of an appropriate planning condition at this outline stage which will be implemented following approval of the reserved matters application.