

Energy and Sustainability Assessment

On behalf of GDB Property Investments Ltd.

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Contents.

1. INTRODUCTION	1
2. SITE AND SURROUNDINGS	2
3. PLANNING POLICY CONTEXT	3
4. ENERGY AND SUSTAINABILITY ASSESSMENT	4
5. CONCLUSION	6

1. INTRODUCTION

- 1.1. This Energy and Sustainability Assessment has been prepared by Pegasus Group on behalf of GDB Property Investments Ltd. It's role is to support the submission of a full planning application for 10 residential dwellings at the Former Sterling Inks Building on Netherley Road in Tarbock Green.
- 1.2. The statement has been prepared in line with the requirements of the NPPF (2021) and the adopted Knowsley Local Plan Core Strategy (2016). Most importantly Policies CS2 and CS23 are those considered most relevant. The requirements of Building Regulations (2013) have also been considered.
- 1.3. This report assesses the issues of sustainability within the proposed design with a focus on how the proposal looks to minimise energy and carbon usage through good design.

2. SITE AND SURROUNDINGS

- 2.1. The application site is parcel of industrial land measuring approximately 837.4m², set within Green belt land. It is roughly 'L' shaped and bounded by residential properties, industrial land and woodland/overgrown land. The surrounding context varies greatly in both scale and massing, and the site is in need of re-development and improvement.
- 2.2. The application site is currently hard surfaced, with a number of large adjoining industrial buildings occupying the eastern side. It is largely contained by dense vegetation along its east and western boundaries, with mature trees also being present along some of its frontage along Netherley Road. The site is immediately adjacent to a residential detached dwelling to the west and a riding school and mineral processing facility (MPF) to the east. To the south is Netherley Road and open countryside and Tarbock village hall on the opposite side of Netherley Road.
- 2.3. The prevailing character of the area is rural, with a loose collection of buildings seen in the context of open agricultural fields and countryside. These provide the surrounding area with a general sense of spaciousness. With the area being home to such a varied residential style and size, it is a sought after place to live, and often a place where people stay as residents for many years.
- 2.4. The brownfield site has had varied uses prior to its current state, it was formerly a petrol station, and then was later developed into a working print factory/warehouse facility. Since the business occupier of the site has re-located the majority of their business workings to a new development, less employees have been in attendance at site, and instead it is used for the storage of goods and materials. The land has become overgrown and is also in a fairly poor condition, having become under-managed and prone to fly tipping.

3. PLANNING POLICY CONTEXT

- 3.1. This section outlines the relevant planning policy to be considered in the assessment of this report.

Knowsley Local Plan Core Strategy (2016)

- 3.2. The relevant policies to be considered in the Core Strategy are:

- Policy CS2 – Development Principles; and
- Policy CS23 – Renewable Low Carbon Infrastructure.

NPPF (2021)

- 3.3. Paragraph 8 of the NPPF sets out the requirements to achieve ‘sustainable development’, this includes the provision of 3 inter dependent objectives being social, economic and environmental.
- 3.4. The most important of these to consider is the environmental objective which states:

to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4. ENERGY AND SUSTAINABILITY ASSESSMENT

- 4.1. This section considers how energy saving and sustainability have been incorporated into the design and lifetime of the development proposal.

Demolition and Remediation

- 4.2. A Demolition Management Plan will be provided ahead of the commencement of any demolition on site. This will provide details of how the existing materials on site will be disposed of with the view of looking to reuse any materials if possible. Further details of how any existing material will be recycled will also be considered.
- 4.3. An asbestos survey has been undertaken to ensure this is suitably managed as part of any demolition of the site.
- 4.4. As outlined in the Land Contamination Assessment, there will be the requirement to remediate the site. All contaminants will be cleared ahead of any construction on site to allow for suitable living conditions for all potential residents. Details of this can be found in the Phase One Contamination Assessment prepared by Peak Associates.

Design and Materials

- 4.5. The design has evolved utilizing the context of the site, most notably, the site's rural location and Green Belt designation, noise issues from neighbouring land uses and main road, proximity to Conservation Areas and existing vegetation. This has led to a design that has had to consider the heritage impacts of a housing proposal as well as considering its rural location.
- 4.6. This has led to a farmstead type courtyard development which offers large private garden space for future occupiers. This allows space for enjoyment of the rural location to relax and exercise. It further allows a greater buffer of the houses from the boundary edge where noise constraints exist.
- 4.7. New acoustic fencing, acoustic bund and planting have been provided to overcome the sensitive noise issues in the locale from the neighbouring land reclamation business and Netherley Road located at the front of the site.
- 4.8. The site will promote sustainable transport and use of the site's rural location. Suitable private cycle storage has been provided in each dwelling encouraging cycle movements to neighbouring villages as well as into the neighbouring countryside.
- 4.9. The courtyard development allows for natural surveillance of every property which will help minimise crime on site. It will also assist in developing a community feel along with the provision of shared spaces on site including a new shelter for community uses located in the middle of the site.
- 4.10. With regard to the design of the housing, the proposed units will be built under Part L 2013 (2016 amendments) of the Building Regulations. The rooms have been laid out to maximise natural light into the property, this has included the provision of large windows to reduce the need for artificial lighting. This will further allow for passive heating into the homes.

- 4.11. The development will look reduce regulated CO2 emissions by incorporating a range of passive design and energy efficiency measures, including improved building fabric standards beyond the requirements of building regulations.
- 4.12. All homes will incorporate recycling facilities. Details of recycling will be provided as part of an information pack from any end use developer.
- 4.13. Sound insulation will be provided on all separating walls and floors between habitable spaces to meet Building Regulations Part E requirements. Enhanced glazing systems will be used, this is as outlined in the Noise Assessment prepared by e3P.

Materials

- 4.14. Where possible, materials will be reused from the existing buildings, this could include some of the brickwork subject to satisfactory demolition works and quality of existing brickwork.
- 4.15. Where possible, an end user will look to use local suppliers or distribution centers to minimise carbon footprint of building products.
- 4.16. Proof of certification will be required from any suppliers providing timber products. Acceptable certification includes Forestry Stewardship Council (FSC) and Programme for the Endorsement of Forest Certification (PEFC) Chain of Custody.

Construction

- 4.17. Construction has the potential to contribute to both noise and air pollution. Ahead of commencement on site it will be required that the developer will produce a Construction Management Plan to ensure they adopt best practice.

Ecology and Landscape

- 4.18. The proposed design has looked to retain vegetation on site where possible, this will be further strengthened through new planting on site. This will be located adjacent to Netherley Road with the view of mitigating far reaching views of the site from the open countryside to the south. Further, planting has been located in the northeastern corner to assist with noise mitigation from the neighbouring uses.
- 4.19. New hedging will be proposed between some plot boundaries and at the front of the site.
- 4.20. The planting and landscape will look to enhance the existing biodiversity offering. New bat boxes have also been proposed to be included on the proposed elevations of the properties.
- 4.21. The new vegetation offering will also assist with water attenuation, noise mitigation, improve air quality and energy efficiency of the proposed housing.

5. CONCLUSION

- 5.1. This Energy and Sustainability Assessment outlines how the considerations of energy efficiency, sustainability and carbon reduction have been incorporated into the development proposal.
- 5.2. The assessment has satisfied the requirements of planning policies CS2 and CS23 of the Knowsley Core Strategy.
- 5.3. As the client is not the end user/ developer we would expect to see measures included within this assessment to be conditioned subject to planning approval. Further details will therefore be provided at Discharge of Conditions Stage.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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