

**Thurnscoe Bridge Lane, Thurnscoe**  
Energy Statement

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**CODA Planning**

**CODA  
Planning**



CODA Planning Limited  
Cornish Place  
70 - 71 Cornish Street  
Sheffield  
S6 3AF

Tel: 0114 279 4932

[www.codaplanning.co.uk](http://www.codaplanning.co.uk)



# Thurnscoe Bridge Lane, Thurnscoe

## Energy Statement

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# Thurnscoe Bridge Lane, Thurnscoe

## Energy Statement

# 1. Introduction

- 1.1. This statement is provided in support of an outline application for residential development at Thurnscoe Bridge Road, Thurnscoe.

## Context

- 1.2. The report is a required validation document as set out Barnsley MBC's validation checklist.

- 1.3. This states that an Energy / Sustainability Statement is required for:

- Residential schemes of 10+ units; and
- Non-residential schemes of 1,000m<sup>2</sup> + floorspace.

- 1.4. The validation checklist states that:

*"An Energy/Sustainability Statement should demonstrate how the proposed development would minimise resource and energy consumption compared to the minimum required under current Building Regulations legislation and how it is located and designed to withstand the longer term impacts of climate change.*

*It should also detail how the proposed development would incorporate decentralised, renewable or low carbon energy sources.*

*All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at the planning application stage."*

- 1.5. The policy basis for this requirement identified as:

- National Planning Policy Framework (NPPF)[2019]; and
- Barnsley MBC Local Plan policies CC2 and RE1.

- 1.6. It is important to note that this application is in outline only. Therefore, many of the details in relation to energy and sustainability, especially in relation to detailed design elements, can only be addressed at the "Reserved Matters" stage.

- 1.7. This document should be read in conjunction with the other documents and supporting information submitted with the application.

## 2. Policy Context and Assessment

### NPPF [2019]

#### Planning for Climate Change

- 2.1. Policy on Energy / Sustainability in relation to planning applications is set out in paragraph 153 of the NPPF.

*"153. In determining planning applications, local planning authorities should expect new development to:*

*a) comply with any development 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*

*b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption."*

#### Assessment

- 2.2. The application is made in outline with all matters apart from access reserved for future consideration.
- 2.3. At this time, in relation to criterion a) the applicant has not considered the ability to utilise decentralised energy supply. However, it is considered highly unlikely that such an approach would be feasible in this location given the low land values and marginal viability of development in the Thurnscoe area.
- 2.4. All of the elements in criterion b) above relate to matters to be considered in the subsequent Reserved Matters applications and cannot be assessed as this time. The layouts submitted with the application package are for indicative purposes only.

### Barnsley MBC Local Plan

#### Policy CC2

- 2.5. Policy CC2 states:

*"Sustainable Design and Construction*

*Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage"*

- 2.6. The reasoned justification continues stating:

*"19.3 Development proposals will be expected to consider energy efficiency and sustainable design from the outset and will be required to include details of their*

sustainability within their Design and Access Statement.

*19.4 For housing development energy efficiency is regulated by Building Regulations. We will encourage energy efficiency that exceeds those minimum standards set out in national standards and take that into account where proposed in support of a planning application" and*

*"19.6 We will encourage and plan for sustainable decentralised zero or low carbon energy generation, such as biomass-fuelled district heating or combined heat and power (CHP) schemes. Where a heat network is not available or viable, a contribution ensuring connection to a future district heating scheme is required on suitable developments. Developments not connected and unsuitable for future connection to a heat network will rely on energy generated from renewables, like solar panels, photovoltaics and heat pumps."*

### **Assessment**

- 2.7. Many of the elements relating to energy consumption and sustainable design have not yet been established through the detailed design process. These will be considered in the reserved matters applications [19.3].
- 2.8. The details required to assess the development against Building Regulation standards has yet to be developed.[19.4]
- 2.9. The site location, in terms of land values and viability is potentially not sufficient to support the development of local networks.[19.6]

### **Policy RE1**

- 2.10. Policy RE1 states:

*"Low Carbon and Renewable Energy*

*All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.*

*We will allow development that produces renewable energy as long as there is no material harm upon:*

- *The character of the landscape and appearance of the area;*
- *Living conditions;*
- *Biodiversity, Geodiversity and water quality;*
- *Heritage assets, their settings and cultural features and areas; Key views of, from or to scenic landmarks or landscape features;*
- *Highway safety, or Infrastructure including radar.*

*In assessing effect, we will consider appropriate mitigation which could reduce harm to an acceptable level.*

*Proposals will be expected to include information regarding their efficiency.*

*Proposals must be accompanied by information that shows how the local environment will be protected, and that the site will be restored when production*

ends."

2.11. The reasoned justification continues:

20.3 Taking into account the energy hierarchy, new buildings and conversions should in the first instance be designed and constructed to be energy efficient in particular through using the principles of passive design, including high insulation levels, solar heating, natural lighting and ventilation, thermal mass and passive cooling. Thereafter, decentralised, renewable or low carbon energy sources should be considered for use in order to reduce carbon dioxide emissions.

20.4 The domestic and industrial sectors are responsible for a majority of Barnsley's total emissions and this policy aims to create a framework that promotes and encourages a reduction in emissions.

20.5 Proposals for development that produces renewable energy will be assessed against this policy. Such developments can include wind turbines, biomass heating systems, roof mounted wind turbines, photovoltaic cell, ground source heating and cooling systems and hydroelectric power. The policy does not apply to wind turbines, which will be considered against government policy as set out in the written ministerial statement of 18 June 2015 and clarified in Planning Practice Guidance. Given Barnsley's coal mining history, the potential for water at or near the surface of flooded redundant mineworkings may form a sustainable local means to power ground source heat pumps. We encourage consideration of the use of this technology in commercial properties and in the future, as technology advances, in domestic properties.

20.6 We will support proposals for renewable energy unless there are significant harmful effects which cannot be prevented or mitigated. Proposals should be accompanied by information setting out the effects of the proposal and any proposals to reduce or mitigate the effect. We will refuse planning permission for proposals that are not accompanied by enough supporting information.

20.7 The Council's energy strategy 2015-2025 sets out the low carbon goals for the borough. The wider use of renewable energy is a key component of the strategy which contains an ambition for 20% of the energy consumed by the borough to be derived from renewable sources by 2025.

20.8 In addition our Housing Strategy 2014-2033 includes the Strategic Objective 'to ensure the design and delivery of new high quality, desirable and sustainable homes', and includes the key ambition 'to achieve 15% renewable energy on new build developments'.

20.9 Inevitably some proposals for renewable energy will have significant effects on the local area. For example, large scale renewable energy developments will be prominent in the landscape. In these cases we will carefully weigh up the environmental, social and economic benefits of the proposals against effects on the local area including any effects on the National Park, the Green Belt and European Natura 2000 designations (presently the South Pennines Moors Special Area for Conservation and Special Protection Area which abut the borough's western boundary).

20.10 It is important to assess the efficiency of devices, particularly large scale installations such as wind turbines, in order to balance the benefits and impacts.

20.11 The eastern part of the borough lies within the 30km Wind Farm Safeguard Zone around Robin Hood Airport Doncaster Sheffield (RHADS). Within this Zone in particular wind turbines must not have a harmful effect on infrastructure including radar."

**Assessment**

- 2.12. Many of the elements relating to energy consumption and sustainable design have not yet been established through the detailed design process. These will be considered in the reserved matters applications.
- 2.13. The details required to assess the development against Building Regulation standards has yet to be developed.
- 2.14. The site location, in terms of land values and viability is potentially not sufficient to support the development of local networks.

**Conclusion**

- 2.15. The application is for outline permission.
- 2.16. The details required to assess the development against the requirements of Building Regulations are yet to be developed. This will be considered in the consideration of subsequent reserved matters.
- 2.17. Viability and land values in Thurnscoe are such that the development is unlikely to be able to support the provision of local energy networks.

