Climate Change Assessment

Project: **Containerised Self Storage Facility**
Site: **112 Station Road, Langley Mill, NG16 4BP**
Reference: **2177**
Date: **August 2026**
Version: **1**

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1. Purpose and Scope

1.1. This assessment has been prepared in response to the case officer's request and demonstrates how climate change mitigation and adaptation have informed the proposal, as required by Policy EN1(3) of the Amber Valley Borough Local Plan 2022-2040. Its scope is proportionate to the scale and nature of the development.

2. Site and Proposal

2.1. The application site extends to approximately 0.626 hectares. It is vacant previously developed land formerly occupied by the Langley Mill Miners' Welfare Social Club, which was demolished circa 2022. The proposal comprises 50 steel storage containers, vehicle circulation and parking, security fencing and gates, cycle parking and landscape works. Access is taken from the existing Station Road access.

2.2. The proposed use does not create employment floorspace, staff accommodation, welfare facilities, heating, cooling or process plant. Operational energy demand is therefore confined to limited access-control, security and external-lighting equipment. The application proposes five car spaces (including one accessible space) and two cycle spaces.

3. Policy Context

3.1. The Amber Valley Borough Local Plan 2022-2040 was adopted on 2 March 2026. Policy EN1 requires development to maximise opportunities to reduce emissions, retain carbon sinks, incorporate climate adaptation and nature-based solutions where appropriate, and submit a climate change assessment. Policy EN1 expressly allows a proportionate response where the nature of the development precludes specific measures.

4. Assessment against Policy EN1

Policy Requirement	Scheme Response	Finding
EN1(1)(a) Embodied carbon	Reuse of previously developed land; no conventional building is proposed. Crushed-concrete Type 1 and gravel surfacing reduce demand for new high-carbon hardstanding. The demountable container form can be reused or relocated at end of use.	Addresses
EN1(1)(b) Materials	Construction specifications will prioritise recycled or recyclable products and evidence responsible sourcing where available. Timber used for tree stakes or temporary works will be FSC- or PEFC-certified or equivalent.	Addresses
EN1(1)(c) Travel	The use occupies a site within the existing Langley Mill urban area and reuses an established access. Its trip generation is low and intermittent. Two cycle spaces are included; on-site parking and turning avoid unnecessary circulation on surrounding streets.	Addresses
EN1(1)(d) Energy hierarchy	Avoidance is built into the use: there is no heated, cooled or routinely occupied building and no process plant. Any new lighting and access/security equipment will be low-energy LED or equivalent, directional and controlled by timers, sensors or access demand.	Addresses
EN1(1)(e) Renewable energy	There is no building-scale energy load or suitable occupied building to serve, so a conventional renewable-energy installation would be disproportionate. Stand-alone solar/battery-powered access or security equipment will be used where technically practicable.	Proportionate

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Policy Requirement	Scheme Response	Finding
EN1(1)(f) Trees and hedges	The layout retains established trees and boundary vegetation except for any works separately required for arboricultural reasons. A tree protection plan and site-specific arboricultural method statement will be approved before commencement.	Addresses
EN1(1)(g) Carbon sinks	Boundary trees, woodland-edge vegetation and other retained habitats remain in place. New native trees, scrub, hedges and grass/wildflower areas add long-term vegetation cover and help compensate for the central development footprint.	Addresses
EN1(2)(a) Green infrastructure	The landscape strategy provides extra-heavy-standard trees, native scrub, hedging, ornamental groundcover, low-maintenance grass and a woodland-edge wildflower mix. This strengthens habitat links, shade and seasonal resilience.	Addresses
EN1(2)(b) Water management	The use requires no foul drainage and very little operational water. At detailed design, the granular surface build-up and levels will allow infiltration where ground conditions permit; container run-off will discharge onto granular or landscaped areas, with only residual flows directed to the main sewer.	Addresses
EN1(2)(c) Flood risk and water quality	The application identifies that the site is not within an area at risk of flooding, is not within 20 metres of a watercourse and will not increase flood risk elsewhere. Source-control through granular surfacing and soft margins will limit and filter run-off.	Addresses
EN1(2)(d) Overheating	No occupied, habitable or conditioned building is proposed; overheating risk to people is therefore not material. Retained and proposed vegetation nevertheless provides shade and moderates the local microclimate around the site margins.	Not applicable
EN1(3) Assessment	This document provides the proportionate climate change assessment required with the planning application.	Complies
EN1(4) Residential water use	No dwellings are proposed, so the 110 litres/person/day requirement does not apply.	Not applicable

5. Implementation Measures

5.1. Tree protection. Before development starts, a tree protection plan and site-specific arboricultural method statement will identify barriers, ground protection, service routes, material storage, machinery controls and any special working methods within root protection areas.

5.2. Landscape detail. A final coordinated planting plan and specification will fix the position, number, species, size and density of all new planting; soil preparation and minimum soil volumes; tree-pit construction; and root barriers or other protection where new planting could conflict with hard surfaces. It will also set implementation, establishment, maintenance and replacement provisions.

5.3. Surface water. Detailed levels and the granular build-up will keep run-off at source and direct container roof water to infiltration areas or soft landscape where ground conditions allow, so that discharge to the main sewer is residual and no off-site flood risk is created.

5.4. Energy and materials. Detailed product selection will follow the energy and material principles above. Lighting will be limited to that needed for safety and security, use efficient fittings and controls, and avoid

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unnecessary operation. Site preparation and construction waste will be separated for reuse and recycling where practicable.

6. Conclusion

6.1. The absence of occupied or conditioned buildings means that the principal EN1 opportunities lie in avoiding energy demand, limiting embodied carbon, retaining trees and habitat, using granular surfacing, and delivering resilient planting. The scheme has incorporated those measures to a level proportionate to a containerised self-storage use. With the detailed implementation measures secured before commencement, the proposal demonstrates that climate change has been considered in accordance with Policy EN1.