

PLANNING STATEMENT (EN1 JUSTIFICATION)

Address: 44a Charles Street, Leabrooks, Derbyshire

Client name: Images of Derbyshire LTD

Project: Change of use of existing shop to flats

Issued date: July 2026

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Climate Change and Sustainability Considerations – Policy EN1

The proposed development has been designed to maximise opportunities to reduce emissions, improve sustainability, and mitigate the impacts of climate change, in accordance with Policy EN1 of the adopted Local Plan 2026.

Key measures and considerations include:

1. Reuse of Existing Building Fabric

    - The proposal involves the retention and adaptation of the existing building, minimising demolition and waste, and thereby reducing embodied carbon.
    - Where materials need to be replaced as part of the change of use works, sustainably sourced materials will be used wherever practicable.

2. Energy Efficiency and Thermal Performance

    - All elements of the conversion will be thermally upgraded in line with current Building Regulations requirements.
    - Energy performance assessments will be undertaken, and properties will achieve EPCs in compliance with Part L, ensuring efficient energy use and a reduction in operational carbon emissions.

3. Sustainable Travel and Design

    - The site's location on an established bus route promotes sustainable travel by providing convenient access to public transport, while also supporting walking and cycling, helping to reduce reliance on private vehicles.
    - A secure cycle store is incorporated within the development to encourage cycling as a sustainable mode of transport.
    - The design ensures that residents have direct, safe, and convenient access to local amenities, supporting sustainable travel patterns.

4. Water Efficiency

    - All proposed residential units will meet the water efficiency standard of 110 litres/person/day, in compliance with Part G2 of the Building Regulations.

5. Climate Resilience and Nature

    - The development will upgrade the building thermally and in line with Building Regulations, helping to reduce energy consumption and improve occupant comfort.
    - The layout and design of the proposed residential units will consider orientation and insulation to reduce overheating and support a resilient internal environment.
    - The site is currently entirely hardstanding, so there are no existing trees, hedges, or opportunities for SuDS, but the development has been designed to make efficient use of the site while maintaining sustainable standards.
    - The proposal represents an efficient reuse of previously developed land, supporting sustainable urban regeneration and minimising pressure on greenfield sites.

Summary

The proposed development demonstrates a proportionate and practical approach to climate change and sustainability, retaining and upgrading the existing building, making efficient use of the site, ensuring energy and water efficiency. Given the nature of the site and building, all reasonable measures have been incorporated to maximise sustainability and address climate change in accordance with Policy EN1.