



Stockport Core Strategy Development Management Policy SD – 3
Delivering the Energy Opportunity Plans – New Development

Below is a sample energy statement for a single dwelling or other small scale development. The **bold text** is suggested headings for the document layout and *italicised text is example content*. The Energy Statement can form part of your Design & Access Statement or a Sustainability Statement but the section should be titled '**Energy Statement**' to answer policy requirements. This sample document is backed up by Stockport's [Low Carbon Design Guidance](#) (LCDG) which provides detailed guidance on the content of Energy Statements and how to incorporate low carbon design.

Energy Statement

Case Ref No: insert DC reference number

Site Address: insert site address including post code

Site & Building Footprints: state footprint of any building and the site area in m²

Proposal: INSERT DESCRIPTION OF PROPOSED DEVELOPMENT e.g. 'single 4 bed dwelling'

Targets (See Step1 of Stockport's [LCDG](#))

For a single dwelling or small scale development the policy target thresholds (more than 10 dwellings or more than 1000m² of non-domestic development) are not crossed, however an Energy Statement is still required by policy to show evidence of consideration of the inclusion of microgeneration and low carbon technologies in order to reduce CO₂ emissions. If no low or zero carbon technology use is intended then applicants will need to detail why not in terms of technical feasibility and financial viability as laid out in Step 4 of Stockport's [LCDG](#).

Where the targets do not apply then a simple statement is required that the development is below the policy's target thresholds. e.g. '*The development is for one dwelling and does not trigger Stockport's carbon reduction policy target thresholds.*' or '*The proposed building is less than 1000m² and does not trigger the policy target thresholds.*'

Energy and Design Considerations

If you have calculated the Target Emissions Rate (TER), or have a previous example you can base the estimate on, then state the following: '*The estimated Target Emissions Rate for the development is ENTER FIGURE kg CO₂/m²/year*' (See Step 2 in Stockport's LCDG).

If there is no intent to go beyond the Building Regulations then a simple statement to that effect should be included and will inform the planning decision process accordingly.

e.g. *The dwelling will be built to the minimum Part L Building Regulations 2014.*

The Dwelling or Building Emissions Rates (D/BER) should also be stated in kg CO₂/m²/year where known or estimated – see Step 3 in Stockport's LCDG.

Or if you have not yet calculated, or have no equivalent estimate for, the D/BER you can state the design and specification details proposed and include a rough estimate of the kg CO₂ saved per year over the Building Regulations 2014 Part L.

e.g. *Roof and cavity wall insulation will be in excess of the 2014 Building Regulations achieving an estimated DER of ENTER FIGURE kg CO₂/m²/year* – NOTE feel free to include what levels of insulation will be achieved for clarification and if you cannot calculate the kg/CO₂/m²/year figure then state an estimated annual carbon saving for each measure beyond the Part L Building Regs in kg CO₂. See the various resources in Stockport's LCDG which can help with this.

If there are any design features that achieve energy demand minimisation, such as Passive Solar Design or Passivhaus or higher specifications of insulation, it is sufficient to state this and reflect the carbon savings in the DER figure stated for kg CO₂/m²/year. See Step 3a in Stockport's LCDG.

e.g. The Dwelling (or Building where relevant) Emission Rate is **INSERT FIGURE** kg CO₂/m²/year or 'Additional Carbon Savings over 2010 Part L Building Regulations: **INSERT FIGURE** kg CO₂/m²/year.'

There is no need to include detailed SAP calculations however reference to the SAP (or SBEM) calculation tool used in estimating the figures is welcomed.

It would be of further use for the Energy Statement to clearly show the difference between the TER and the D/BER to emphasise the additional savings, above building regulations, that the development will achieve in kg CO₂/m²/annum.

e.g. The difference therefore between the TER and DER for the dwelling is **INSERT FIGURE** kg CO₂/m²/year. or 'The estimated additional carbon saving achieved as a result of the proposed measures will be **INSERT FIGURE** kg CO₂/year.'

Remember that use of any Low or Zero Carbon technologies will further benefit the D/BER calculations so you may need to revisit the figure after the next section. You can include costs of any additional design features to inform any impacts on the viability of the scheme if you wish, usually as a proportion of the scheme overall costs.

Low & Zero Carbon Technologies (See Step 3b in Stockport's LCDG)

Stockport's [LCDG](#) provides detailed advice on how to access renewable energy installers for quotes on potential projects including information on income generation opportunities. All technologies should be considered for their technical feasibility. If they are NOT technically feasible nothing further needs to be stated, except for evidence of why they are not technically feasible.

For assistance with considering technologies for their technical feasibility you might want to make use of the free to download [Renewables Handbook](#) or refer to the resources list in the LCDG or the Energy Topic Section of Stockport Council's Sustainable Design & Construction SPD both of which are available to download from the right hand side of this [web page](#). It is not necessary in an Energy Statement to explain in detail how the technologies work, except in direct relation to their technical feasibility for the specific site.

If they are feasible then financial viability considerations need to be addressed – see Step 4 in Stockport's LCDG. The text below provides an example of how you can lay out this information. It is followed by an example summary of the options.

Please note: A simple statement of infeasibility or non-viability will **NOT** provide enough information to inform the Planning Department's decision process and may result in delay to a planning decision.

'The following technologies have been considered for inclusion in the development and the findings are reflected in the table below:

Technology	Technical Feasibility	Carbon Savings	Estimated Costs	Financial Viability (Insert proportion of estimated project costs)
Solar photovoltaics	Dwelling is south/south east facing and roof pitch is 35 degrees offering opportunities for solar. Room for X number of panels. You can cross reference to layout plans in the application.	State kg CO ₂ /m ² /year or overall annual carbon saving for proposed panel sizes.	Enter costs of panels either from quotes from installers or from benchmarking data or estimate from Stockport's Guide to Technology Costs for the appropriate type of building.	Estimate the income generation achieved by the proposed installation before establishing what the potential cost implications are for your or your client's project.
Wind	Average wind speeds on the site according to the EST Wind Speed Prediction Tool are INSERT FIGURE metres/second (e.g. 2.2 m/s).	To be technically feasible local wind speeds need to be a minimum of 5m/s therefore this site is not feasible for wind.	N/A	N/A

Technology	Technical Feasibility	Carbon Savings	Estimated Costs	Financial Viability (Insert proportion of estimated project costs)
Micro Hydro	<i>There is no capacity for micro hydro on this site since there are no local water courses available.</i>		N/A	N/A
District Heating	<i>Stockport Council informed that there are no existing or planned district heating networks to facilitate connection at this stage.</i>		N/A	N/A
Solar Hot Water	<i>Dwelling is south / south east facing and roof pitch is 35 degrees offering opportunities for solar. Room for solar hot water system is possible but requires space for hot water tank – which could be located in the loft space.</i>	State kg CO ₂ /m ² /annum or overall annual carbon saving for proposed system.	Enter costs of system either from quotes from installers or from benchmarking data or estimate from Stockport's Guide to Technology Costs for the appropriate type of building.	When making a viability case take account of the income generation from the Renewable Heat Incentive .
Heat Pumps	<i>GSHP: potential to lay coils in garden but not good efficiencies for connection to wet system, would require re-design of building with under floor heating or oversized radiators.</i> <i>ASHP: potential connection to intended wet system but efficiency would be low and require oversized radiators unless underfloor heating is available.</i>	<i>The following savings in kg/CO₂/m²/year would be achieved:</i> <i>GSHP: INSERT FIGURES</i> <i>ASHP: INSERT FIGURES</i> Or state an overall annual carbon saving.	Enter costs of systems either from quotes from installers or from benchmarking data or estimate from Stockport's Guide to Technology Costs for the appropriate type of building.	When making a viability case for these technologies remember to factor out of the project the budget costs for the traditional heating /cooling systems which would be replaced. Also take account of the income generation from the Renewable Heat Incentive .
Biomass	<i>A Smoke Control Zone appropriate biomass pellet boiler could be installed to service a traditional wet heating system. There is no current storage space for fuel but the detached garage could house fuel storage with associated re-design costs.</i>	<i>The following savings in kg/CO₂/m²/year would be achieved.</i> Or state an overall annual carbon saving in KG/CO ₂ per annum.	Enter costs of the system either from quotes from installers or from benchmarking data or estimate from Stockport's Guide to Technology Costs for the appropriate type of dwelling.	When making a viability case for this technology remember to factor out of the project the budget costs of the traditional heating system which would be replaced. Also take account of the income generation from the Renewable Heat Incentive .

Summary

Based on the above assessment, the technically feasible technologies for this project are solar photovoltaics, solar thermal hot water, a biomass pellet boiler or heat pumps. In terms of project viability, only INSERT MOST LIKELY TECHNOLOGY has capacity to contribute to reducing the carbon emissions of the site without impacting on the likelihood of the development going forward in terms of project costs, which has an estimated overall project budget of INSERT FIGURES.

The carbon savings from the proposed technology contribute to a DER of INSERT FIGURE kg CO₂/m²/year and the costs of the carbon reduction measures as a proportion of the overall project costs are INSERT PERCENTAGE. (or) The carbon savings from the proposed technology contribute an overall carbon saving of INSERT FIGURE kg CO₂/year and the costs of the carbon reduction measures as a proportion of the overall project costs are INSERT PERCENTAGE.

Or you can state that '*Any of the technically feasible technologies would be prohibitive to the project going forward as evidenced by the viability information in the above table given the estimated project budget of INSERT FIGURE.*' The planning department will then have to take this statement into account during the decision making process, taking account of evidenced costs etc.

SAMPLE