



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

Below is a sample energy statement for a housing development of more than 10 dwellings or other large 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 satisfy 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, including delivering carbon targets.

**Energy Statement**

*Case Ref No: insert DC reference number*

*Site Address: insert site address including post code*

*Site & Building Footprints: state footprint of any buildings as well as the the site area in m<sup>2</sup>*

*Proposal: INSERT DESCRIPTION OF PROPOSED DEVELOPMENT e.g. '15 x 3 bed dwellings'*

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

The flowchart in Stockport's LCDG will help to determine if the proposal triggers policy targets. However an Energy Statement is required by policy for ALL new development (regardless of scale) to show evidence of consideration of the inclusion of microgeneration and low carbon technologies in order to reduce CO<sub>2</sub> emissions. If no compliance 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 apply then a statement of which target is triggered should be made initially to clarify the aims of the Energy Statement. In addition, following Step 1 of the LCDG, applicants should state the intended approach for the site in terms of heat networks or microgeneration options. e.g. *'The development is for fifteen dwellings and Stockport's minimum carbon reduction target for domestic dwellings of 40% reduction over 2006 Part L Building Regs applies. Due to the lack of a nearby existing or proposed district heating network the intention is to make use of Microgeneration Technologies where required to achieve the target.'* Or *'The targets will be achieved through the built fabric element of the design delivering a 41% reduction over 2006 Building Regulations Part L.'*

**Energy and Design Considerations** (see Steps 2 & 3 of LCDG)

If you have calculated the Target Emissions Rate (TER), or have a previous example you can base an estimate on, then state the following: *'The estimated Target Emissions Rate for each type of dwelling on the development is ENTER FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year'* (see Step 2 in Stockport's LCDG). Note that you may need to enter several figures for different dwelling types on larger schemes. Non-domestic schemes should include a figure for each new building on a site.

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 dwellings 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 CO<sub>2</sub>/m<sup>2</sup>/year where known or estimated – see Step 3 in Stockport's LCDG.

e.g. *'The Dwelling (or Building where relevant) Emission Rate is INSERT FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year' or 'Additional Carbon Savings over 2010 Part L Building Regulations: INSERT FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year.'*

Or if you have not yet calculated or have no equivalent estimate for the D/BER then you can state the design and specification details proposed and include a rough estimate of the carbon saved in kg CO<sub>2</sub>/year. e.g. *Roof and cavity wall insulation will be installed in excess of the 2014 Building Regulations achieving an estimated DER of ENTER FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year for each dwelling – NOTE feel free to include what*

measures will be achieved for clarification and if you cannot calculate the kg CO<sub>2</sub>/m<sup>2</sup>/year figure then state an estimated annual carbon saving (in kg CO<sub>2</sub>) for each measure (or overall) beyond the Part L Building Regs.

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 CO<sub>2</sub>/m<sup>2</sup>/year. See Step 3a in Stockport's LCDG.

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 CO<sub>2</sub>/m<sup>2</sup>/annum.

e.g. *The difference therefore between the TER and DER for the dwelling is INSERT FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year. This will achieve the required target of ??% over 2006 Building Regulations Part L as laid out in local policy. Or 'The difference therefore between the TER and DER for the dwelling is INSERT FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year. This will achieve ?% of the local policy target, the remainder of which will be achieved through the use of microgeneration technologies – see below.'*

Remember that use of any Low or Zero Carbon technologies will further benefit the D/BER calculations so you will 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](#) resources section 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. 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 technologies are NOT technically feasible nothing further needs to be stated, except the reasons why they are not feasible. 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:*

<b>Technology</b>	<b>Technical Feasibility</b>	<b>Carbon Savings</b>	<b>Estimated Costs</b>	<b>Financial Viability</b> (Insert proportion of estimated project costs)
<i>Solar photovoltaics</i>	<i>10 dwellings are between SE/SW facing and roof pitch is 35 degrees offering opportunities for solar. Room for X number of panels.</i>  <i>You can cross reference to layout plans in the application.</i>	<i>State kg CO<sub>2</sub>/m<sup>2</sup>/annum or overall annual carbon saving for the whole site or for the proposed panel sizes per dwelling.</i>	<i>Enter costs of panels either from quotes from installers or from <a href="#">benchmarking data</a> or estimate from Stockport's <a href="#">Guide to Technology Costs</a> for the appropriate type of dwelling.</i>	<i>Estimate the <a href="#">income generation</a> achieved by the proposed installation before establishing what the potential cost implications are for your or your client's project.</i>

<b>Technology</b>	<b>Technical Feasibility</b>	<b>Carbon Savings</b>	<b>Estimated Costs</b>	<b>Financial Viability</b> (Insert proportion of estimated project costs)
<i>Wind</i>	<i>Average wind speeds on the site according to the <a href="#">EST Wind Speed Prediction Tool</a> are INSERT FIGURE metres/second (e.g. 2.2 m/s)</i>	<i>To be technically feasible local wind speeds need to be a minimum of 5m/s therefore this site is not feasible for wind.</i>	<i>N/A</i>	<i>N/A</i>
<i>Gas or Biomass CHP</i>	<i>15 dwellings does not provide a substantial steady heat supply to ensure the energy generation element of a combined heat and power scheme. There is no substantial heat or waste heat load near to the site such as a hospital or hotel who could be approached to discuss energy issues. Therefore this technology is not deemed feasible.</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
<i>Micro Hydro</i>	<i>There is no capacity for micro hydro on this site since there are no local water courses available. Please reference the site layout plan for confirmation.</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
<i>District Heating</i>	<i>Stockport Council informed that there are no existing or planned district heating networks to facilitate connection at this stage.</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
<i>Solar Hot Water</i>	<i>10 dwellings are between SE/SW facing and roof pitch is 35 degrees offering opportunities for solar. Room for solar hot water systems is possible but requires space allowance for hot water tank – which could be located in the loft space of dwellings. Some issues concerning compatibility with traditional proposed combi boilers – dependent on finalised heating resource.</i>	<i>State kg CO<sub>2</sub>/m<sup>2</sup>/year or overall annual carbon saving for proposed system</i>	<i>Enter costs of system either from quotes from installers or from <a href="#">benchmarking data</a> or estimate from Stockport's <a href="#">Guide to Technology Costs</a> for the appropriate type of dwelling.</i>	<i>When making a viability case take account of the income generation from the <a href="#">Renewable Heat Incentive</a>.</i>
<i>Heat Pumps</i>	<i>GSHP: potential to lay coils in gardens and under parking but not good efficiencies for connection to traditional wet system, would require re-design of dwellings with under floor heating or oversized radiators.  ASHP: potential connection to intended wet system but</i>	<i>The following savings in kg CO<sub>2</sub>/m<sup>2</sup>/year would be achieved:  GSHP: INSERT FIGURES  ASHP: INSERT FIGURES  Or state an overall annual carbon</i>	<i>Enter costs of systems either from quotes from installers or from <a href="#">benchmarking data</a> or estimate from Stockport's <a href="#">Guide to Technology Costs</a> for the appropriate type of dwelling.</i>	<i>When making a viability case for these technologies remember to factor out of the project budget costs the traditional heating /cooling systems which would be replaced or re-sized. Also take account of the income</i>

<b>Technology</b>	<b>Technical Feasibility</b>	<b>Carbon Savings</b>	<b>Estimated Costs</b>	<b>Financial Viability</b> (Insert proportion of estimated project costs)
	<i>efficiency would be low. Radiators may need to be oversized.</i>	<i>saving.</i>		generation from the <a href="#">Renewable Heat Incentive</a> .
<b>Biomass</b>	<p><i>A biomass boiler could be installed to service a localised heat network and provide hot water. There is no current storage space for fuel in the site design but two dwellings could be replaced by a local boiler unit with storage and delivery access.</i></p> <p><i>Wood chip fuel resource is available from supplier within a 65km radius of site. 1 delivery per week required with 2 at peak demand times.</i></p> <p><i>Contracts for house owners could be sourced from locally established Energy Services Company. (See Stockport's <a href="#">Sustainable Design &amp; Construction SPD</a> Energy Topic Section for more detail on ESCOs.)</i></p>	<p><i>The following savings in kg CO<sub>2</sub>/m<sup>2</sup>/year would be achieved.</i></p> <p><i>Or</i></p> <p><i>The following annual saving in terms of carbon would be achieved ??? kgs.</i></p>	Enter costs of the whole system including install costs either from ESCO company, or quotes from installers or from <a href="#">benchmarking data</a> or estimate from Stockport's <a href="#">Guide to Technology Costs</a> 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. You should also reflect the loss of revenue through two less dwellings being delivered. Also take account of the income generation from the <a href="#">Renewable Heat Incentive</a> .

## Summary

*Based on the above assessment, the technically feasible technologies for this project are solar photovoltaics, solar thermal hot water or a biomass localised network. Heat pumps have been deemed to require substantial re-design of the dwellings to accommodate under floor heating which would require an additional design cost to the project of approximately INSERT FIGURE and is therefore deemed unviable. 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.*

*The carbon savings from the proposed technology contribute to a DER of INSERT FIGURE kg CO<sub>2</sub>/m<sup>2</sup>/year for each dwelling and the costs of the carbon reduction measures as a proportion of the overall project costs are INSERT PERCENTAGE.*

*The overall proposed approach will achieve INSERT FIGURE% of Stockport's Core strategy carbon management policy targets.*

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.' The planning department will then have to take this statement into account during the decision making process, taking account of evidenced costs etc.