

Sustainability Statement

Proposed Residential Development: 8 no. Dwellings with Parking and Landscaping

Land at Schofield Street, Heywood, Rochdale, OL10 1DH

Prepared to address Places for Everyone Policies JP-S2 (Carbon & Energy) and JP-S3 (Sustainable Development)

Introduction

This Sustainability Statement has been prepared to support the planning application for the residential development of 8 no. dwellings at Schofield Street, Heywood. The Statement demonstrates how the scheme complies with PfE Policies JP-S2 and JP-S3 by integrating sustainable design principles, energy efficiency, and climate resilience.

Policy Context

National planning policy (NPPF) and Places for Everyone require that new development supports the transition to net zero, reduces energy demand, and achieves high standards of sustainable design. Policies JP-S2 and JP-S3 specifically require low-carbon energy, efficient use of land, and climate adaptation.

Site and Development Description

The site comprises land at Schofield Street, Heywood, with proposals for 8 dwellings, associated access, parking, and landscaping. The location benefits from proximity to Heywood town centre and public transport.

Sustainability Strategy

The scheme applies a fabric-first approach with high insulation standards, airtight construction, and energy-efficient windows. Renewable energy (solar PV, ASHPs) can be integrated. Water efficiency measures will achieve ≤ 110 litres/person/day. Sustainable drainage will be delivered through permeable paving and attenuation. EV charging and cycle storage will promote sustainable travel. Landscaping will incorporate native planting, biodiversity features, and urban greening.

Social and Economic Sustainability

The scheme delivers new family housing in a sustainable location, contributes to local employment and supply chains, and increases spending in the local economy. It provides high-quality design, safe amenity space, and biodiversity enhancements.

Compliance with PfE Policies

The scheme complies with Policy JP-S2 by minimising carbon emissions, integrating renewable energy, and enabling EV charging. It meets JP-S3 by promoting efficient land use, biodiversity, resilience, and social/economic sustainability.

Conclusion

The proposed development delivers a sustainable scheme in full accordance with PfE Policies JP-S2 and JP-S3. It enhances local character, reduces carbon impact, and provides wider social and economic benefits, and should therefore be supported.