

Briefing Note

Our ref 67664/01/NG/JeH
Date 24 February 2025

Subject Halls Mill Retail Park – application ref. 71550

1.0 Introduction

- 1.1 As part of the validation process, a query was raised in relation to whether additional information needed to be provided, to demonstrate compliance with the Places for Everyone Joint Development Plan Document policies JP-S2 ‘Carbon and Energy’ and JP-C2 ‘Digital Connectivity’.
- 1.2 This note explains why the proposed development at Halls Mill Retail Park does not need to provide any additional details to address these policies.

2.0 JP-S2 ‘Carbon and Energy’

- 2.1 In terms of the requirement to satisfy Policy JP-S2, a Carbon and Energy Statement should explain how the proposal relates in policy terms to Policy JP-S2. The Council’s validation list states that the threshold for this is all “major” developments, all new buildings, change of use applications, and other developments if specified in pre-application advice. These thresholds do not apply, as our application does not fall within the “major” category, and is an extension to an existing building rather than a new building. Therefore, it is not necessary to provide a separate Carbon and Energy Statement.
- 2.2 Notwithstanding this, the submitted Design and Access Statement includes a section on sustainability (Section 4.0), as set out below:

The development will aim to incorporate environmental considerations throughout the buildings wherever practical, based on the following sustainability themes:

- *Minimise Energy Use: the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.*
- *Sustainable Building Materials: this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.*
- *Sustainable Construction: This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.*
- *Sustainable Transport and Accessibility: the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.*

- *Waste Management: the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse and recycle.*
- *Site Management: the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.*

Therefore, the proposal will:

- 1 Comply with all Statutory Environmental Regulations*
- 2 Ensure that all environmental matters are taken account of in any business decision*
- 3 Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected.*
- 4 Endeavour to attain a reputation for effective environmental management.*
- 5 Attempt to maintain resources which are scarce or non-renewable.*
- 6 Attempt to stop the release of emissions or pollutants that may cause damage to the environment.*
- 7 Ensure that only suppliers and sub-contractors who have a high environmental regard are used.*
- 8 Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised.*
- 9 Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations.*
- 10 We are ever mindful of our responsibility to the environment.*

3.0 JP-C2: Digital Connectivity

- 3.1** In terms of the requirement to provide a digital connectivity statement in relation to Policy JP-C2, the Council's validation list sets out the threshold for requiring a statement is for all new buildings minor and major developments, and all change of use – minor and major developments.
- 3.2** Again, this requirement does not apply as our application is not a new building, but is a proposed extension to the existing building.