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Carbon and Energy Statement

Proposed Development: 2 Bungalows, Land between Harper Fold Road and Canute Street, Radcliffe, M26 3BX

1. Introduction

This Carbon and Energy Statement has been prepared in support of a planning application for the erection of two residential bungalows. The statement demonstrates how the proposed development will minimise energy demand, reduce carbon emissions and contribute positively to sustainable development in accordance with national policy and the objectives of the Places for Everyone Plan, in particular Policy JP-S2 (Carbon and Energy).

2. Energy Efficiency – Fabric First Approach

The proposed dwellings will be designed in accordance with a “fabric first” approach to reduce energy demand at source. This will include:

- High levels of insulation to walls, roofs and floors exceeding minimum Building Regulations requirements
- High-performance double or triple glazed windows and doors with low U-values
- Careful detailing to reduce thermal bridging
- Good standards of airtightness
- Energy-efficient lighting throughout

These measures will significantly reduce heat loss and improve overall energy efficiency, thereby lowering carbon emissions associated with space heating.

3. Low Carbon Heating

The dwellings will be designed to incorporate low carbon heating systems, such as air source heat pumps or other energy-efficient alternatives, subject to detailed

design and Building Regulations approval. These systems provide efficient heating and hot water with lower carbon emissions compared to traditional fossil fuel boilers.

The use of modern heating controls will allow occupants to manage energy use efficiently and reduce unnecessary consumption.

4. Renewable and Low Carbon Energy

The site layout and roof design allow for the potential installation of photovoltaic (PV) panels to generate renewable electricity. These panels would contribute to reducing reliance on grid electricity and further lower operational carbon emissions.

The proposal therefore supports the transition towards low carbon living and aligns with the objectives of reducing carbon output from new residential development.

5. Sustainable Design and Layout

The layout of the proposed bungalows has been designed to maximise natural daylight and ventilation, reducing the need for artificial lighting and mechanical cooling. This will contribute to lower energy demand and improved living conditions for future residents.

The site is located in a sustainable urban location close to services and public transport, which will help reduce reliance on private car use and associated transport emissions.

6. Water Efficiency

The development will incorporate water-efficient fittings, including low-flow taps, showers and dual-flush WCs, to reduce overall water consumption and associated energy use related to water heating.

7. Compliance with Policy

The proposal accords with:

- Policy JP-S2 of the Places for Everyone Plan, which seeks to reduce carbon emissions and support the transition to net zero
- The National Planning Policy Framework, which promotes sustainable development and the efficient use of resources
- Building Regulations Part L and Part F in respect of energy efficiency and ventilation

The scheme represents an appropriate and proportionate response to climate change objectives for a small-scale residential development.

8. Conclusion

The proposed development has been designed to minimise energy demand and reduce carbon emissions through high levels of insulation, efficient building fabric, low carbon heating systems and the potential for renewable energy generation.

The scheme will deliver two energy-efficient dwellings in a sustainable location and will contribute positively to local and national carbon reduction objectives. The proposals are therefore considered to be compliant with relevant planning policy and represent a responsible and sustainable form of development.

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