

Carbon and Energy Statement

Former Ambulance Station
Cemetery Road, Ramsbottom, BL0 9PU

Document Control

Author: Andrew Gaskell, HOME Group

Client: Home Park Avenue Ltd

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HOME GROUP
CONSULTING ENGINEERING



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1. Introduction

This Carbon and Energy Statement has been prepared to accompany a full planning application to Bury Council for the redevelopment of the Former Ambulance Station at Cemetery Road, Ramsbottom, to provide three detached dwellings. The statement responds to local and national climate change policy and reflects Bury Council's proportionate approach to small-scale residential development.

2. Site and Proposal Summary

The site extends to approximately 0.095 hectares and comprises a previously developed brownfield parcel. The proposals involve the erection of three detached dwellings, replacing an inefficient existing use with modern, energy-efficient homes.

3. Planning Policy Context

The proposals have been assessed against the National Planning Policy Framework, Building Regulations Part L (2021), the Future Homes Standard trajectory, and the Places for Everyone Joint Development Plan, including Policies JP-S1, JP-S2 and JP-S3. These policies seek carbon reduction while recognising viability and proportionality on small sites.

4. Energy Hierarchy Approach

The development follows the recognised energy hierarchy of reducing energy demand, maximising efficiency, and incorporating low-carbon technologies. A fabric-first approach underpins the design, reducing reliance on complex mechanical systems.

5. Fabric First Strategy

Enhanced insulation, high-performance glazing, improved airtightness and efficient layouts are proposed to minimise space heating demand and long-term operational carbon emissions.

6. Carbon Reduction Measures

Each dwelling will be gas-free and heated via air source heat pumps. Roof-mounted photovoltaic panels are proposed subject to final design and orientation. Electric vehicle charging will be provided in line with local standards.

7. Carbon Reduction Summary Table

Measure	Proposed Response
High-performance building fabric	Yes – enhanced insulation and airtightness
Air Source Heat Pumps	Yes – all dwellings
Photovoltaic Panels	Yes – subject to final design
Gas connection	No
EV charging provision	Yes
Compliance route	Building Regulations Part L 2021+

8. Net Zero and Future Homes Standard Statement

The proposed development has been designed to align with the direction of travel set by the Future Homes Standard. A fabric-first, gas-free design supported by air source heat pumps and on-site renewable energy generation ensures the dwellings are net-zero ready in operational terms. A full net-zero offsetting exercise is not

considered proportionate for a development of this scale and will be addressed through Building Regulations compliance where required.

9. Sustainability Summary (Planning Statement Extract)

The development makes efficient use of a brownfield site and delivers gas-free, energy-efficient homes. The proposals reduce operational carbon emissions, support low-emission transport through EV charging provision, and align with local and national climate change policy in a proportionate manner.

10. Embodied Carbon

Given the scale of the development, a detailed embodied carbon assessment is not proportionate. Embodied carbon will be minimised through efficient design, standard construction methods, and durable material selection.

11. Conclusion

The proposed development delivers a proportionate, policy-compliant response to climate change, replacing a low-performing brownfield use with highly energy-efficient, future-proofed homes in accordance with Bury Council policy and national objectives.