

Energy Statement

Site: Land adjoining Plane Trees Farm, Bradley Fold Road, Ainsworth, BL2 5QR

Proposal: Erection of stables and ménage

Applicant: Mr and Mrs O’Gara

Prepared by: MacMarshalls Rural Chartered Surveyors & Planning Consultants

Date: November 2025

1. Introduction

This Energy Statement has been prepared in support of the planning application for the proposed erection of a stable block and ménage at land adjoining Plane Trees Farm, Bradley Fold Road, Ainsworth. It sets out how the proposed development complies with Places for Everyone (PfE) Policy JP-S2: Carbon and Energy, and the requirements of Part L (2022) of the Building Regulations, demonstrating measures to minimise energy demand and promote efficiency appropriate to the small-scale nature of the scheme.

2. Development Overview

The proposal comprises a modest, single-storey timber-clad stable block arranged in a U-shape with an adjoining ménage enclosed by timber fencing.

- Walls: Timber cladding (locally sourced, sustainably certified where practicable).
- Roof: Juniper Green insulated box-profile sheeting, providing both durability and thermal performance.
- Use: Private equestrian use (no commercial activity).
- Services: Existing site connections provide electricity and water; no gas supply.

3. Energy Demand and Efficiency

Given the nature of the development, energy demand will be very limited, with no space heating, mechanical cooling or hot-water systems. Energy-efficient measures incorporated into the design include:

- **Insulated roof panels** to minimise heat loss and provide stable internal temperatures for equine welfare.
- **Timber wall construction**, a natural insulator with low embodied carbon.
- Passive design through the use of natural ventilation and daylight, reducing the need for powered systems.
- **Low-energy LED lighting** where artificial lighting is required.

- **Existing on-site electrical connection**, minimising the need for new infrastructure and associated carbon impact.

4. Compliance with PfE Policy JP-S2 and Part L (2022)

The proposal accords with PfE Policy JP-S2 by:

- Minimising energy use through the building fabric and passive design.
- Using materials with low embodied energy and sustainable provenance.
- Making efficient use of existing service connections.
- Incorporating an insulated building envelope consistent with Part L (2022) standards for energy performance and fabric efficiency.

5. Conclusion

This Energy Statement demonstrates that the proposed development:

- Minimises energy consumption through efficient materials and passive design.
- Utilises existing on-site electricity and water connections.
- Incorporates insulation and low-carbon materials in line with PfE Policy JP-S2 and Part L (2022).
- Represents a proportionate and sustainable rural development.

Accordingly, the proposal is considered to fully satisfy the energy efficiency and carbon reduction objectives of the adopted development plan.

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