

Carbon and Energy Statement and Digital Connectivity Statement

Proposed Replacement Dwelling

Ferns Farm, Turton Road, Tottington BL8 3QH

July 2025

Ref: 24103
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I. INTRODUCTION

- I.1 Plande has been appointed to submit a supporting statement for the Proposed Replacement Dwelling, at Ferns Farm, Turton Road, Tottington BL8 3QH.



Figure I: Location Plan

- I.2 This statement should be read in conjunction with the supporting information submitted with the application. The content herein represents the author's opinions, not factual assertions, except where explicitly stated and independently verified.
- I.3 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.

2.0 CARBON AND ENERGY STATEMENT

- 2.1 We recognise that sustainability, in all its aspects, will be important to this development. These proposals seek to make a sustainable use of the site and the building will utilise sensitive and appropriate materials to reduce the servicing and energy requirements and carbon emissions.
- 2.2 The sustainability strategy for the dwelling considers the energy hierarchy and the proposals have been developed as follows:
 1. to reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
 2. to reduce the need for energy through energy efficient features such as improved insulation and glazing.
 3. to meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- 2.3 The dwelling has been designed to utilise solar gain, natural ventilation, and good daylighting. These passive technologies will reduce the need for artificial ventilation, heating, and lighting, thereby reducing the energy usage.
- 2.4 The principle of a fabric first approach will be taken, with substantially improved u-values proposed for the external fabric of the building. In addition, the airtightness of the dwelling will be carefully detailed and constructed.
- 2.5 Robust construction materials used will be used that reflect the local character as well as weathering well and being easily maintained. Where possible, stone from the original dwelling will be recycled for use in the proposed works.
- 2.6 Renewable heating technology, such as an Air Source Heat Pump or Ground Source Heat Pump will be considered to contribute to the space heating requirements of the dwelling. Any ground source pipework would be installed in the former menage area.
- 2.7 An electric vehicle charging point will be provided at the property.

3.0 DIGITAL CONNECTIVITY STATEMENT

- 3.1 The proposed dwelling will have full fibre connection built into the premises, unless technically infeasible and/or unviable, and will incorporate multiple-ducting, compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections.
- 3.2 The internet connections will be operational and immediately accessible to network providers when occupiers move into the property.
- 3.3 The proposals will ensure high speed digital connectivity to the infrastructure, in accordance with Places for Everyone Policy JP-C2, Approved Guidance R and all relevant regulations.