

Planning for the Environment (PfE) Statement

Clough Farmhouse, Clough Lane, Prestwich, Manchester M25 3JD

Proposed Demolition of Existing Dwelling and Erection of Replacement Dwelling

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1. Policy JP-S2: Carbon and Energy

The proposed replacement dwelling has been designed to minimise energy demand and maximise energy efficiency through a fabric-first approach, supported by the overall design strategy of integrating the building within the site.

- High-performance building envelope with enhanced insulation to exceed Part L (2022) standards
- Airtight construction to reduce uncontrolled heat loss
- Optimised building orientation along an east–west axis to maximise passive solar gain and natural daylight
- Integration of a significant proportion of accommodation at lower ground level, utilising the site's natural topography to improve thermal performance and reduce energy demand

The development will comply with Part L (2022) of the Building Regulations. Low-carbon technologies will be incorporated where practicable and viable at detailed design stage.

2. Policy JP-H3: Type, Size and Design of New Housing

The proposed dwelling has been designed in accordance with the Nationally Described Space Standards, as demonstrated within the submitted accommodation schedule.

The scheme provides a high-quality, well-proportioned dwelling arranged over three floors, including accessible ground floor accommodation with a wheelchair-accessible WC and shower.

The dwelling will be constructed to meet Part M4(2) – Accessible and Adaptable Dwellings, with step-free access and inclusive design principles embedded within the layout.

3. Policy JP-H4: Density of New Housing

The proposal comprises a single replacement dwelling within an established residential curtilage located within the Green Belt and Conservation Area.

The resulting density is appropriate to the site's context, having regard to:

- The woodland setting where built form is secondary to landscape character
- The established pattern of low-density, dispersed development along Clough Lane
- The need to preserve openness and visual containment within the Green Belt

A lower density is appropriate in this location due to site-specific constraints, including topography, landscape character and heritage considerations.

4. Policy JP-C2: Digital Connectivity

The development will be designed to provide full fibre broadband connectivity (FTTP) where available.

The proposal will:

- Incorporate appropriate ducting and infrastructure to enable connection to high-speed internet services
- Provide internal infrastructure to support modern digital connectivity requirements

Where full fibre connection is not immediately available, the development will ensure that the necessary infrastructure is in place to facilitate future connection, subject to technical feasibility and viability.