

Elton Fold Workmens Club & Institute Ltd**Statement – JP-S2 Carbon and Energy Compliance**

The below statement describes hoe the proposal falls outside the scope and intent of Policy JP-S2

The proposed development comprises approximately 90m² of external timber decking, covered by a lightweight roof structure with integrated glazed rooflights and open sides. The structure is ancillary to the existing building and does not create enclosed or habitable floorspace.

No mechanical, electrical, or energy-consuming systems are proposed as part of the development. The structure will not require any heating, cooling, ventilation, lighting installations, or hot water provision. As such, it does not contribute to regulated energy demand or operational carbon emissions typically associated with built development.

Policy JP-S2 (Carbon and Energy) seeks to ensure that new buildings minimise energy use and carbon emissions through energy efficiency measures, low carbon technologies, and sustainable design. However, the policy is principally directed toward enclosed buildings where operational energy demand arises.

In this case, the proposal:

- does not constitute a conditioned or enclosed building,
- does not introduce regulated energy uses,
- does not require building services or energy infrastructure,
- and will not generate operational carbon emissions,

therefore there is no baseline energy demand against which improvement measures could reasonably be applied.

The development is inherently low-impact in carbon terms, involving a modest-scale timber structure with no ongoing energy requirements. Embodied carbon is minimal and proportionate to its scale and function, and the use of timber as a primary material further supports a low-carbon approach.

Accordingly, the proposal falls outside the practical scope and intent of Policy JP-S2, and detailed compliance with the policy is not considered necessary or applicable in this instance.