

## Appendix A – Climate Change Statement

### Climate Change Statement for Planning Applications

#### Part 1: Applicant details

Name of applicant/agent	Tom Myers
Site Address	MARS Care and Treats Petcare Europe Ltd
Description of Development	Erection of a temporary single storey Portakabin building for a period of 5 years.

#### Part 2: Climate Change Mitigation measures

Please respond to the following questions considering the measures set out in the Climate Change Guidance note:
Q1: What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations? (See section 2)
The temporary modular building has a highly insulated factory built envelope that reduces heat loss beyond minimum Building Regulations. LED lighting with occupancy controls will be installed to limit unnecessary energy use. Heating and ventilation systems are efficient and suitable for intermittent occupancy. As a reusable modular unit, embodied carbon is also reduced compared with a new permanent build. The same building shell proposed here can be reused at a new site in the future, with minor energy consumption effects compared to that of a new traditional build structure.
Q2: What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally? (See section 3)
The proposal uses a factory built modular building that is delivered to site largely complete, significantly reducing on site construction activity, waste and carbon. Minimal groundworks are required, limiting plant use and material consumption. The unit is fully reusable and will be redeployed after the 5 year period, avoiding the carbon associated with new construction and demolition. Any required materials will be sourced locally where possible and feasible to minimise transport impacts.
Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources? (See section 4)

The temporary modular building has a low overall energy demand, so opportunities for on-site renewables are limited. The building will use efficient systems to minimise operational carbon. The fully reusable building avoids the carbon output of a traditional build. The building will naturally benefit from any existing renewables on-site.

Q4: What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations? (See section 5)

The modular building has been designed with an efficient layout and high performance factory built envelope that reduces heat loss beyond typical site constructed buildings. The design optimises natural daylight to minimise lighting demand and uses LED lighting with automatic controls to limit energy use. Building services are efficient, appropriately sized, and suited to intermittent occupancy. An SBEM assessment and EPC will be completed at Building Regulations stage, and any required enhancements will be incorporated to ensure full compliance with Part L

Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development? (See section 6)

The proposal has minimal flood risk impact due to the small footprint and temporary nature of the modular building. Only limited, shallow groundworks are required, avoiding any changes to existing drainage patterns. Surface water will discharge into the sites existing SW sewers. Finished floor levels will be set appropriately to ensure resilience, and the building can be removed quickly if required, avoiding long term flood risk vulnerability.

Q6: What measures have been/will be taken to reduce water stress associated with your proposed development? (e.g. Water retention and minimisation measures) (See sections 7 and 8)

The temporary building will have a very limited water demand, with low flow taps and efficient fittings to reduce overall consumption. As a factory built modular unit, there is no water intensive construction activity on site. The proposal does not alter existing drainage infrastructure, and all water use will continue to be managed through the site's established systems. Due to its small scale and 5 year temporary period, the development will not place any significant additional pressure on local water resources.

Q7: What measures have been/will be taken to provide biodiversity net gains? (See section 8)

A full Biodiversity Net Gain assessment and landscape plan have been submitted, confirming that the proposal delivers a measurable 10% (minimum) net gain. Planting, habitat enhancements and site specific measures set out in the BNG report will be implemented in full.

Q8: What measures have been/will be taken to reduce air pollution associated with your proposed development? (See section 9)

The proposal has very limited impact on local air quality due to its small scale and temporary 5 year duration. Construction related emissions are minimal as the modular building arrives largely complete, reducing on site plant use and vehicle movements. Only shallow groundworks are required. During operation, the building has a low energy demand with efficient heating and ventilation systems, helping to reduce associated emissions from energy use.