Climate Change Statement for Planning Applications

Appendix A – Climate Change Statement

Part 1: Applicant Details

Name of applicant/agent:	PARKdesigned Architects on behalf of the applicant
Site Address:	Copley House Farm, Hunsworth Lane, Bradford, West Yorkshire, BD4 6RN
Description of Development:	Proposed Redevelopment of Existing Stable Block to Provid Accor

Part 2: Climate Change Mitigation Measures

The following responses are based on the proposed redevelopment of the existing stable block at Copley House Farm into ancillary accommodation. The scheme has been designed with sustainability and low-carbon principles central to the brief.

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 proposed development will incorporate high levels of thermal insulation throughout the building fabric, exceeding the minimum requirements of Building Regulations Part L. Energy-efficient glazing will be specified for all windows and doors, with frame and glass specifications chosen to minimise heat loss while maximising beneficial solar gain. The building orientation and layout have been designed to maximise natural light and passive solar gains, reducing reliance on artificial lighting and mechanical heating. Airtightness measures will be incorporated during construction, with appropriate mechanical ventilation with heat recovery (MVHR) considered where appropriate to balance energy efficiency and indoor air quality.

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 involves the redevelopment of an existing stable block, retaining the original building volume and footprint. Where feasible, existing on-site materials — including stone and structural elements — will be reused or incorporated into the new build to minimise waste and embodied carbon. New external materials will match the existing farmhouse palette (local stone, slate roof, timber windows and doors), prioritising locally sourced or reclaimed materials where available. The contractor will be required to implement a Site Waste Management Plan to minimise construction waste and maximise recycling and reuse of materials arising from the works.

Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources? (See section 4)

The scheme incorporates a solar photovoltaic (PV) roof installation to generate on-site renewable electricity. Battery storage (Tesla Powerwall or equivalent) will be integrated to maximise self-consumption of generated energy. EV charging provision is included within the proposals to support

low-carbon transport. The design also makes provision for a low-carbon heating system, with an air source or ground source heat pump identified as the preferred technology for space heating and hot water. Connection to any future district heating or low-carbon energy network will also be considered as the proposals are developed.

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 internal layout of the ancillary building has been designed to respond to its orientation and the existing L-shaped building form, maximising natural daylight to all key spaces (pantry, office, studio, gymnasium/games room). The positioning and sizing of fenestration has been carefully considered to balance solar gain, daylighting, and heat loss. The building will target fabric performance standards that exceed Building Regulations Part L minima, with U-values and thermal bridging details developed at detailed design stage to minimise overall energy demand. LED lighting will be specified throughout, with sensor controls and daylight-linked dimming systems where appropriate.

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

The site at Copley House Farm is in a rural setting with no known flood risk. The proposal maintains the existing building footprint and does not increase the extent of impermeable hard surfacing. Existing courtyard, garden areas, and boundaries will be retained and enhanced with soft landscaping, supporting natural drainage and surface water infiltration. Where any hard landscaping is proposed, permeable paving or sustainable drainage techniques (SuDS) will be considered to manage surface water run-off. The redevelopment does not increase the risk of flooding on-site or to adjacent land.

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)

Water-efficient fittings will be specified throughout the ancillary building, including low-flow taps, dual-flush WCs, and water-efficient appliances where applicable, targeting water consumption in line with best practice guidance. Rainwater harvesting will be explored at detailed design stage to collect and reuse roof water for toilet flushing and external irrigation. The landscaping strategy will favour drought-tolerant native species to reduce the need for irrigation. The scheme will connect to the existing foul drainage infrastructure serving the farmhouse.

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

The landscaping strategy for the scheme will deliver biodiversity net gain through the retention and enhancement of existing mature boundary features, including hedgerows, trees, and grassland areas. Native planting will be incorporated within the courtyard and garden areas. Integrated bat boxes and bird boxes will be incorporated into the new building structure and boundary walls as part of the biodiversity enhancement package. This aligns with the DAS commitment to retain and enhance the rural ecology of Copley House Farm and reflects the proximity of the East Bierley Conservation Area. A Biodiversity Net Gain assessment will be carried out in support of the application as required.

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

The proposed ancillary building will be heated by a low-carbon renewable heat source (air or ground

source heat pump), avoiding the use of fossil fuel combustion on-site and thus eliminating associated NOx and particulate emissions from space heating. No biomass burning or solid fuel stoves are proposed. EV charging provision is included, encouraging low-emission transport for residents and visitors. During construction, a Construction Management Plan will be implemented to control dust, vehicle movements, and emissions from plant and machinery, including the use of NRMM (Non-Road Mobile Machinery) that meets current emission standards.