

**TOWN & COUNTRY PLANNING ACT 1990**

**REMOVAL OF STABLES AND ERECTION OF ONE DWELLING  
AT STABLES, PUMP LANE, LONG NEWNTON GL8 8RN**

**SUSTAINABILITY STATEMENT**

**Prepared by**

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**Our Reference: DJD.LPC4565**

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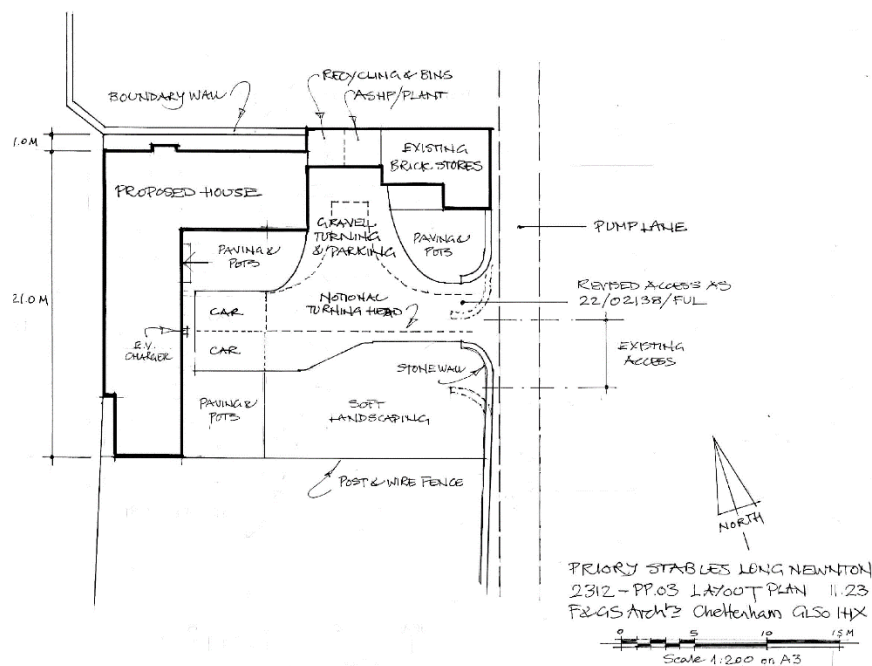
## 1.0 INTRODUCTION

1.1 This supporting Sustainability Statement has been prepared by LPC (Trull) Ltd on behalf of Mr and Mrs Gaffney. It accompanies a full planning application for the removal of stables and the erection of one dwelling at the existing stables, Pump Lane, Long Newton, Tetbury.

## 2.0 SITE DESCRIPTION & PROPOSAL

2.1 The Priory is a large Cotswold House situated within substantial grounds which are accessed from a main driveway that joins Church Lane located to the north of the B4014. To the rear of this property the land slopes gently downwards to form a paddock where there is an L-shaped stables building located on the eastern boundary, which has its own access onto Pump Lane. This lane is located to the rear of The Priory grounds and serves a number of other private properties in addition to these stables. These include Priory Cottage and Waylands which are located on either side of the stables.

2.2 The application seeks planning permission for the removal of the existing timber clad stables, whilst retaining the original brick range as a garden store, together with the erection of 1 No. three bedroom dwelling in the same location. The proposed layout plan is provided below.





### 3.0 PRE-APPLICATION CONSULTATION

- 3.1 A pre-application enquiry was submitted in March 2023 under reference 23/01003/PAYPRE for the removal of the modern stable block, retention of the original brick range and erection of one detached dwelling. This was followed by pre application advice in May 2023.
- 3.2 The advice received from Officers was that a Sustainability Statement would be required. In July 2019 Cotswold District Council declared a climate emergency and drafted a Climate Strategy for the period 2020-2030. The Council has committed to 'embedding climate emergency considerations in all work areas, decision-making processes, policies and strategies'.
- 3.3 It was advised that the applicant include integrated energy efficiency measures within the buildings such as low carbon heating (heat pumps) and renewable energy generation. Additionally, an effort should be made to reduce the amount of embodied carbon within the building associated with the manufacture, transport, construction, repair, maintenance, replacement and deconstruction of building elements. This can be achieved by making informed design decisions based on quantified carbon reductions.

#### **4.0 SUSTAINABLE DESIGN & CONSTRUCTION**

- 4.1 The new dwelling will be constructed to current Building Regulations Standards with regard to Part L. This will include conservation of fuel and power.
- 4.2 The applicant will investigate the use of Insulated Concrete Form (ICF) or Structural Insulated Panels (SIPS) to provide enhanced levels of thermal performance, light-weight structural strength and time and cost saving benefits over traditional construction methods or systems.
- 4.3 The outer walls of the dwelling will be built of natural Cotswold Stone which will be sourced from a local quarry thereby reducing the transportation distances to the site and resultant carbon emissions.
- 4.4 An Electric Vehicle (EV) Charing Point will be installed on the front driveway.

#### **5.0 HEATING**

- 5.1 The house will be heated by an Air Source Heat Pump (ASHP).

#### **6.0 WATER EFFICIENCY**

- 6.1 The proposed dwelling will be constructed to meet the national optional Building Regulations requirement for water efficiency.
- 6.2 Water efficiency measures such as rainwater harvesting will be used. This will include water butts within the garden area.

#### **7.0 MINIMISING WASTE AND INCREASING RECYCLING**

- 7.1 As part of the construction of the new dwelling waste will be minimised and recycling will be employed whenever possible.
- 7.2 The new dwelling will be provided with a timber lean to for a waste and recycling storage area including space for Council Waste and Recycling containers.

#### **8.0 GREEN INFRASTRUCTURE**

- 8.1 As part of the proposed dwelling a garden area which will be laid to grass with planting beds will be provided. This will be landscaped to include shrub planting which will in turn provide a biodiversity gain.

## 9.0 SUDS DRAINAGE

- 9.1 In terms of dealing with surface water run off sustainable drainage systems will be utilised wherever possible to include soak away and permeable surfacing. A drainage strategy report accompanies the application submission.