



## Climate Change and Environmental Impact Statement

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This climate change and environmental impact statement has been prepared by XL Planning Ltd in support of the full planning application submitted to Mid Devon District Council for the conversion of a barn to form additional accommodation at Lower Dorweeke Farm, Silverton, Exeter, EX5 4BU.

The proposed conversion of the barn will utilise the existing position, location and orientation of the barn in this location. As the scheme is for a conversion, where possible, the existing materials for the barns will be retained, reused and/or recycled to minimise the number of materials going to landfill.

Solar panels are proposed on the conversion to maximise solar gain, the sustainability and energy efficiency of the dwelling. The dwelling will also be served by an air source heat pump to sustainably heat the dwelling and reduce carbon emissions.

The proposed dwelling will provide cycle storage space within the curtilage of the dwelling to encourage the reduction in the number of vehicle movements generated. Also, as the proposed plans illustrate, the scheme utilises existing openings in the structure to create a timber framed glazed door and a window.

The conversion and construction principles for the dwelling will comply with the current building regulation standards, and the timber frame designs provide a super-efficient form of construction.

Overall, the proposed construction methods, design and materials for the dwelling ensure the impacts in relation to climate change and the environment have been mitigated against to provide a low carbon and sustainable dwelling for the lifetime of the development.