

SUSTAINABILITY STATEMENT

Two storey extension to
15 Porte Marsh Road, Calne
For Qsil Metals UK Ltd
1st December 2025

Issued for Planning Application

Sustainability Statement

This Statement supports the application for a two-storey extension to the existing factory at 15 Porte Marsh Road, Calne, replacing a fire-damaged single-storey section, with ground floor factory accommodation and first floor office/welfare facilities. The design seeks to embed sustainability and climate-resilience in accordance with the relevant adopted policies of Wiltshire Council.

1. Relevant Policy Context

- The development is assessed against the Wiltshire Core Strategy (WCS), especially:
 - Core Policy 41: Sustainable Construction and Low Carbon Energy, which requires new development to incorporate carbon-emissions reduction, energy and water efficiency, and to explore renewable and low-carbon energy options.
 - Core Policy 42: Standalone Renewable Energy Installations — which supports proposals for renewable energy where appropriate.
 - Core Policy 60: Sustainable Transport and Core Policy 61: Transport and New Development, which together require consideration for sustainable transport, including encouraging walking, cycling, public transport, and reducing reliance on private cars.
 - Other relevant policies addressing water resources, design quality, flood risk and environmental resilience: Core Policy 57: Ensuring High Quality Design and Place Shaping, Core Policy 67: Flood Risk and Core Policy 68: Water Resources.
- The WCS expresses at paragraph 1.10 and 2.10 that a central strategic objective is to tackle the causes and effects of climate change and to build sustainable, resilient communities across Wiltshire.

Given this policy background, the proposed extension has been designed to respond positively to these strategic and policy aims.

2. How the Proposed Extension Meets the Policy Requirements

2.1 Energy and Carbon — Compliance with Core Policy 41 & 42

- The design will incorporate a high-performance building envelope (improved insulation, airtight construction, thermally efficient glazing, etc.), achieving greater energy efficiency than the previous fire-damaged single-storey element. This meets the WCS requirement for energy efficiency, water efficiency, and sustainable construction.
- Heating will likely be provided via efficient low-carbon Air Source Heat Pumps (ASHP), reducing reliance on fossil fuels, aligning with the low-carbon energy expectations under Sustainable Construction policy.
- The roof design accommodates possible future installation of roof-mounted Photovoltaic panels (PV), enabling on-site renewable energy generation in accordance with Core Policy 42's support for standalone (or building-attached) renewable installations.
- The proposal follows the energy-hierarchy endorsed by Wiltshire Council: prioritising energy efficiency, then utilising low-carbon energy systems (heat pumps), and enabling renewable generation — consistent with the WCS's sequential approach.

2.2 Water Efficiency, Drainage, and Environmental Resilience

- The development will specify water-efficient sanitary fittings in the welfare facilities to minimise water use, consistent with WCS emphasis on resource efficiency.
- Any drainage works will be designed to meet best-practice standards (including Sustainable Drainage where feasible) to avoid increased surface water run-off — aligning with the WCS policy framework for water resources and flood risk (Core Policy 68 and Core Policy 67).

2.3 Design Quality, Daylight & Internal Environment — Core Policy 57

- The first floor accommodation benefits from good natural lighting through well-designed fenestration and orientation, reducing energy demand for artificial lighting and improving occupant comfort. This supports the WCS aspiration for high-quality design and internal environment under Core Policy 57.
- The replacement of a fire-damaged low-quality portion of the building with a robust, modern two-storey structure will improve both the external appearance and long-term durability of the building.

2.4 Sustainable Transport & Electric Vehicle Infrastructure — Core Policy 60 & 61

- Provision is made for on-site electric vehicle charging infrastructure to support low-emission transport and future-proof the site. This contributes to sustainable transport objectives under Wiltshire's transport and development policies.
- While the site remains in an industrial estate, by incorporating EV charging and enabling future low-carbon travel choices, the development supports the strategic objective to reduce transport-related emissions and dependence on conventional cars.

3. Waste, Materials, and Construction Impact

- During construction, material sourcing will consider low-impact, responsibly sourced materials; and demolition of the fire-damaged structure will be managed to minimise waste, with segregation and recycling wherever feasible — in line with WCS sustainable construction principles (energy, water, materials, waste minimisation) under Core Policy 41.

4. Climate Change Mitigation and Adaptation

- The extension contributes to Wiltshire Council's objective of reducing the county's carbon footprint and supporting resilient built environments through efficient design, low-carbon heating, and enabling renewables.
- The proposal supports the strategic climate-change aims of the WCS, recognising the importance of addressing climate change as a central long-term challenge.

5. Conclusion

In summary, the proposed two-storey extension for Qsil Metals UK Ltd has been thoughtfully designed to meet the requirements of the Wiltshire Core Strategy — particularly under Core Policies 41 (Sustainable Construction & Low Carbon Energy), 42 (Renewable Energy Installations), 57 (High Quality Design), and 60/61 (Sustainable Transport & Transport and Development). The proposal aligns with Wiltshire Council's strategic objective to reduce carbon emissions, use resources efficiently, support renewable energy, and contribute to building climate-resilient development.

The development therefore represents a responsible and sustainable investment, improving both the environmental performance and operational resilience of the factory, and supports the Council's long-term goals for sustainable growth in Wiltshire.