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| **Title:** | **Planning Condition: Energy (17/00471/DISC) Land South West Of Bicester Adjoining Oxford Road And Middleton Stoney Road Bicester** |
| **Request Date:** | 15 January 2018 |
| **Due:** |  |
| **Issued:** | 5 February 2018 |
| **Name of Cherwell Employee Requesting:** | Jenny Barker  [jenny.barker@cherwellandsouthnorthants.gov.uk](mailto:jenny.barker@cherwellandsouthnorthants.gov.uk)  01295 221828 |
| **Details of Request:** | Revised Energy Strategy submission following initial comments regarding compliance with policy requirements for further review and assessment |
| **Actions:** | See comments below |

**Condition:**

The original condition states that:

*The dwellings hereby approved shall be constructed to be 19% more efficient than required by building regulations (2013 Part L). This shall be demonstrated in an Energy Statement which shall be submitted to and approved in writing by the LPA prior to the commencement of any development on the site. The development shall be built in accordance with the approved Energy Statement.*

*Reason - To ensure sustainable construction and reduce carbon emissions in accordance with Policy ESD3 of the adopted Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework.*

The energy statement attached to the application (dated August 2017, prepared by David Wright) stated:

*Bovis Homes have been requested to provide a report showing its approach to reducing CO2 emissions by 19% through the “Fabric First” approach and the use of renewable energy.*

**Assessment:**

An assessment against the requirements set out in Policy ESD 3 was undertaken in October 2017 and found that there were two areas of non-compliance:

1. The energy calculations provided take a blended reduction of 19% across the 207 units within the application. The policy requires that the ‘dwellings hereby approved shall be constructed to be 19% more efficient than required by building regulations (2013 Part L)’. As the energy strategy takes a blended approach to achieving this 19% reduction and therefore it is in non-compliance with the policy.
2. The Local Plan document sets out a requirement for a limit of 110 litres/person/day. The energy strategy document provided states that the design consumption for the application will be:

* Private: 125 litres/person/day
* Social / Affordable: 105 litres/ person/ day

This is not compliant with the policy.

**Revised Energy Statement**

A revised Energy Statement was submitted to Cherwell District Council in response to that assessment was submitted and this assessment reviews that and provides advised in relation to its compliance with policy.

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|  | **Requirement (ESD 3)** | **Response** |
| **Energy** | All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy. | **On the basis of the discussion held on 22 January 2018, it was agreed that an aggregated reduction would be acceptable. The updated Energy Statement complies with this and therefore meets the required criteria.** |
| **Water** | A limit of 110 litres/person/day | **The revised Energy Statement states that:**   * **All private for sale properties have been designed by using the BRE Water Calculator in accordance with Part G will have a usage of less than 110 litres/ person/ day.** * **All social/affordable properties have been designed by using the BRE Water Calculator in accordance with Part G will have a usage of less than 105 litres/ person/ day.**   The quoted figures for total water consumption in litres/person/day in the revised Energy Statement are in compliance with the policy requirements. Where washing machines and dishwashers have not been specified, reasonable assumptions have been made. The revised Energy Statement document states an installed consumption of 7.43 litres/kg and 0.85 litres/place setting respectively, we would need to see the specification or post-occupancy evidence to demonstrate compliance with the calculations. |

**Conclusion**

On the basis of the discussions held and the revised Energy Statement submitted, the two remaining elements – energy and water consumption – are **compliant with policy and can be discharged.**