

Title:	Planning Application:
Request Date:	24 September 2019
Due:	15 October 2019
Issued:	11 October 2019
Name of Cherwell Employee Requesting:	Jenny Barker jenny.barker@cherwellandsouthnorthants.gov.uk 01295 221828
Details of Request:	Assessment of compliance for condition discharge (renewable energy)
Actions:	See comments below

Condition discharge application details

This relates to an outline application (15/01326/OUT) for the development of:

- up to 280 dwellings (including 30% affordable housing),
- introduction of structural planting and landscaping,
- formal and informal public open space and play areas,
- surface water flood mitigation and attenuation,
- new priority junction arrangements to White Post Road,
- creation of section of spine road to link Bloxham Road with White Post Road
- creation of 34 space car park
- and other associated ancillary works.

This application concerns the discharge of condition 26 for OS Parcels 6741 And 5426 West Of Cricket Field Nor Wykham Lane Bodicote.

The condition states that:

No development shall take place within an approved phase until details of the significant on site renewable energy provision to serve the dwellings within that phase have been submitted to and approved in writing by the local planning authority No dwelling within that phase shall thereafter be occupied until it is being served by the approved on-site renewable energy generation measures and shall remain so thereafter.

Reason - In the interests of creating sustainable development in accordance with the requirements of Policy ESD3 of the Cherwell Local Plan 2011-2031 Part 1.

Assessment

The following documents, submitted to accompany the application for condition discharge, were reviewed:

- Energy Report

The documents were reviewed to assess compliance with ESD Policies 3 and 5 (covering renewable energy) in order to determine whether the condition can be discharged. Full details of this assessment are presented in Table 1 below.

Table 1: Sustainability and energy requirements and applicant’s response

Item	Requirement	Response
Policy ESD 3: Sustainable Construction	<p>All development proposals will be encouraged to reflect high-quality design and high environmental standards, demonstrating sustainable construction methods including but not limited to:</p> <ul style="list-style-type: none"> • Minimising both energy demands and energy loss • Maximising passive solar lighting and natural ventilation • Maximising resource efficiency • Incorporating the use of recycled and energy efficient materials • Incorporating the use of locally sourced building materials • Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example) • Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment 	<p>The Energy Report states that it demonstrates that it achieves compliance by ensuring that the design carbon emissions:</p> <ul style="list-style-type: none"> • Do not exceed CDC’s target carbon emissions (TER) • The fabric energy efficiency of the design is equivalent to or better than the target fabric energy efficiency, in line with Part L (2013) Regulations. <p>It is unclear, however, what the TER limits are that they are working to. It also states that it follows the principles set out by the government’s Zero Carbon Hub. However, this ceased to operate in 2016. It also refers to the Communities and Local Government Department; it is assumed that this is the now Ministry of Housing, Communities & Local Government.</p> <p>The Energy Report states that the following will be undertaken:</p> <ul style="list-style-type: none"> • Upgraded heating and hot water controls (no further details provided) • Delayed start thermostat • Design air permeability of 5.01m³/hr/m² (an improvement of up to 50% on required standard) • Combination boilers that achieve an 89% efficiency (against the required 86% minimum set out in the Domestic Building Services Compliance Guide 2013) • Hot water cylinders (where installed) will have a higher level of insulation (no further details provided other than to state preferred manufacturer) • Low E-lighting fixtures to be installed throughout the development.

		<ul style="list-style-type: none"> • An enhanced building fabric will be installed throughout, meeting the following specifications [minimum specifications in square brackets]: <ul style="list-style-type: none"> ○ Walls: 0.27 W/m²/k [0.30 W/m²/k] ○ Roof (loft space): 0.11 W/m²/k [0.20 W/m²/k] ○ Roof (flat): 0.17 W/m²/k [0.20 W/m²/k] ○ Floors: 0.14-0.15 W/m²/k [0.25 W/m²/k] ○ Doors: 1.00-1.70 W/m²/k [2.00 W/m²/k] ○ Glazing: 1.41 W/m²/k [2.00 W/m²/k] • Thermal bridging to reduce heat loss between rooms using Hi-Therm Lintels which achieve 0.05 W/mK • Wastewater Heat Recovery Systems are proposed for 25 houses <p>The report states that the energy efficiency created equates to 4.4% above the Part L requirements, while the reduction in energy demand based on the proposed specifications is 11.4%.</p> <p>There is no mention of opportunities to maximise passive solar lighting or natural ventilation, or of incorporating recycled, demolition or locally sourced construction materials. It is not known how the external environment can contribute to the reduction in energy demand – e.g. shading, open space, etc.</p> <p>The report only considers regulated emissions and there is no mention of unregulated emissions, and how they may be reduced or met through renewable energy sources.</p> <p>On this basis, there is insufficient information to discharge the condition.</p>
Policy ESD 5: Renewable	Where feasibility assessments demonstrate that on-site	The Energy Report covers a number of potential renewable

Energy	renewable energy provision is deliverable and viable, this will be required as part of the development unless an alternative solution would deliver the same or increased benefit.	<p>energy sources that could be incorporated into the development. Of those, it refers to solar hot water as being a suitable option but there is no commitment to using it nor calculations of the amount of carbon savings it can provide. Other technologies – namely air source and ground source heat pumps, biofuels and wind – are discounted on the basis of cost and unsuitability of location. It is noted that PV panels are not required as there are sufficient gains from building fabric proposals.</p> <p>There are no calculations presented to support these findings.</p> <p>On this basis there is insufficient information to discharge the condition.</p>
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Assessment

The Energy Report submitted to discharge the condition discusses the proposed building fabric specifications that will be met, which are an improvement on the minimum requirements. However, there is no information presented to address the other requirements in ESD Policy 3, namely: use of recycled/demolition and locally sourced construction materials, the use of solar lighting and natural ventilation, maximisation of opportunities for cooling and shading through open space and shading provision. While the calculations presented show that energy efficiency is improved by 4.4% and energy demand is reduced by 11.4%, this only relates to regulated energy; no consideration is made for unregulated energy emissions.

We would like to see further details on how these elements have been considered in the overall design and how unregulated energy demand can be reduced and met, how the overall energy calculations are affected as well as the potential carbon savings which could be achieved.

On renewable energy provision, there is only mention of the suitability of solar hot water but no commitment to include it, to what extent and what the carbon savings would be. It is also noted that solar hot water works best with hot cylinders rather than combi boilers and it is unclear what percentage of homes will be fitted with each. Finally, no other renewable technology is considered and while solar PV is deemed suitable it is noted that it is not necessary.

We would like to see the calculations behind the analysis of renewable energy technologies. We would also like to see commitment on which technologies will be incorporated, to what extent and what the carbon savings will be. The condition requires a 'significant on-site renewable energy provision' and it is not clear whether this can be achieved.

On the basis of the above, there is insufficient evidence with which to discharge the condition.