

Nicola Spencer

From: Simon Davis
Sent: 29 August 2013 15:23
To: Planning.Responses
Subject: FW: BR/201/13/DOC - 3 Marine Drive West, Bognor Regis

From: Joanna Allatt
Sent: 29 August 2013 15:16
To: Simon Davis
Subject: RE: BR/201/13/DOC - 3 Marine Drive West, Bognor Regis

Dear Simon,

As discussed briefly I have concerns about whether this application can realistically deliver over 10% on site renewable energy based on the information provided in the application. First of all, there appears to be a typo in the table specifying the type of heating system proposed to be installed in the flats which are meant to be getting air source heat pumps (ASHP); it indicates that gas central heating and radiators will be installed but on the previous table suggests the heat pump (I don't imagine they are having both and if they are then what's to say that the ASHP would even be used?!).

I have looked at the specification for the ASHP which they have proposed might be used (Kingspan Aeromax plus) and I am confused as to whether the energy calculation has taken into account the electricity that will be required to operate the ASHP as part of the calculations (as it is not clear in the report). If they are planning to install a radiant system in those two flats (which requires 55-70 degrees heat input) rather than a underfloor heating system (which would operate on a much lower input temperature of around 35 degrees), then the coefficient provided by Kingspan on the expected efficiency of the systems for these flats is significantly lower at just over 2:1 rather than the optimum rating of 3:1-4:1. This would mean the end user would only get 2 units of renewable heat out for every 1 unit of electric put in rather than 3 or 4.

To make a real comment on this I think we would need to know what coefficient the developers were working to when specifying these ASHPs to see how realistic they are actually being and because of the typo, we would need clarification on what type of heating system will be installed in those two flats as mentioned above.

Hope that is helpful and makes sense,

Regards

Jo

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Save the environment - think before you

From: Simon Davis
Sent: 29 August 2013 12:25
To: Joanna Allatt
Subject: BR/201/13/DOC - 3 Marine Drive West, Bognor Regis

Dear Joanna,

I'm dealing with a condition discharge concerning the need for 10% of the development to from decentralised/renewable energy/low carbon sources. I've spoken to Dan Vick and he suggested I might try liaising with yourself and also Building Control regarding checking the details received which include an Energy Statement and an EPC/SAP Worksheets (available on the website for BR/201/13/DOC). I wonder if you can help with this?

The planning condition in question (06) states:

"At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as defined in the Glossary of the National Planning Policy Framework). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority."

Are you able to help at all?

Cheers

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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