



CONDITION 5

Energy Efficiency and Renewable Energy Scheme

Planning application	FG/14/25/PL
Site	275 Goring Way, Ferring, Worthing, BN12 5BY
Development	Partial removal of rear extension and erection of 1 No. self-build chalet bungalow with associated landscaping and parking
Condition	No 5 – Energy efficiency and renewable energy
Planning decision	26 March 2025
Report date	3 October 2026

1. Purpose of the Statement

This report has been prepared in support of an application to discharge Condition 5 attached to planning permission FG/14/25/PL for 275 Goring Way, Ferring.

It provides an Energy Efficiency and Renewable Energy Scheme for the approved dwelling. The scheme is intended to demonstrate how the dwelling will achieve energy-efficiency measures reflecting the standards applicable to the development and incorporate renewable energy supply systems.

The report is based on the approved decision notice and the architectural information currently available. Where a numerical performance value or equipment capacity is not contained in the available information, no unsupported figure has been assumed; the final value is to be established through the detailed Building Regulations energy assessment and design (SAP CALCS)

2. Planning Background

Planning permission was granted by Arun District Council on 26 March 2025 under reference FG/14/25/PL.

The approved development is described as: "Partial removal of rear extension of 275 Goring Way and erection of 1 No. self-build chalet bungalow in garden of 275 Goring Way with associated landscaping and parking."

3. Condition 5

Condition 5 states:

"The development hereby approved shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter."

Reason: To ensure that the development is energy efficient and in accordance with Arun Local Plan policies ECC SP2 and ECC DM1.

4. Development and Design

The approved plans relate to a new 3-bedroom dwelling at 275 Goring Way, Ferring.

The drawing set includes the proposed ground-floor and first-floor arrangements, elevations, a proposed roof plan and site/location information.

Detailed drawings and compliance/construction notes will be prepared for a Full Building Regulations submission, together with SAP calculations. This will further support these notes in relation to 'condition 5' requirements.

5. Energy Efficiency Strategy

Measure	Proposed provision																
Building fabric	High-performance insulated construction to walls, roof and ground floor, with insulation levels and construction build-ups confirmed by the Building Regulations design. All u-values at or above latest Building Regulations requirements. <table> <tr> <th>Building Element</th><th>Target U-Value(W/m2K)</th></tr> <tr> <td>External Walls</td><td>0.18</td></tr> <tr> <td>Ground Floor</td><td>0.13</td></tr> <tr> <td>Roof (Pitched ceiling, rafter, or flat)</td><td>0.11</td></tr> <tr> <td>Windows & Glazed Doors</td><td>1.2</td></tr> <tr> <td>Roof Windows (vertical)</td><td>1.2</td></tr> <tr> <td>Rooflights (horizontal)</td><td>1.7</td></tr> <tr> <td>Opaque / Semi-Glazed External Doors</td><td>1.0</td></tr> </table>	Building Element	Target U-Value(W/m2K)	External Walls	0.18	Ground Floor	0.13	Roof (Pitched ceiling, rafter, or flat)	0.11	Windows & Glazed Doors	1.2	Roof Windows (vertical)	1.2	Rooflights (horizontal)	1.7	Opaque / Semi-Glazed External Doors	1.0
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Glazing and doors	High-performance external windows and doors selected to meet applicable energy-performance requirements.																
Thermal bridging	Junctions and interfaces detailed to minimise thermal bridging and heat loss.																
Airtightness	The dwelling designed and constructed with appropriate attention to airtightness and service penetrations.																
Heating and hot water	An efficient low-carbon heating and hot-water strategy, with the final system and performance confirmed through detailed Building Regulations/energy design. All radiators will be fitted with thermostatic valves.																
Ventilation	Ventilation complying with applicable Building Regulations requirements and selected to balance indoor air quality with energy efficiency.																
Lighting	Energy-efficient LED lighting throughout the dwelling. The dwelling will have energy efficient light fittings installed. Such lights will be only capable of accepting lamps with luminous efficacy greater than 75 lumens per circuit-watt. Any fixed external lighting will have both the following controls - a) automatic controls which switch luminaries off in response to daylight. B) If luminous efficacy is 75 light source lumens per circuit-watt or less, automatic controls to switch the luminaries off after the lit area becomes unoccupied																
Renewable electricity	Roof-mounted photovoltaic (PV) solar-electricity generation proposed as the principal on-site renewable-energy measure; final capacity and output to be confirmed by detailed energy/electrical design.																
Controls and commissioning	Appropriate controls and commissioning in accordance with the final design and manufacturers' requirements.																
Water efficiency	Appropriate items will be specified and installed to ensure whole house water usage will be less than 110ltr/person/day. Items to include all taps/showers/wet appliances etc and all to meet or exceed latest Building Regulations requirements. Any baths are to be fitted with a thermostatic control to limit the temperature to 48 degrees centigrade.																

6. Renewable Energy System

6.1 Photovoltaic Solar Generation

The installation will comprise photovoltaic panels to the roof.

The system will be appropriately sized for the dwelling, the available roof area and the electrical infrastructure.

See also separate details submitted with this application as supplied by 'ALL SOLAR WORKS'

Solar PV: 4 x DMEGC 470 W modules

Total array: 1.88 kWp

Hybrid inverter: Fox ESS H1-3.0-E-G2

6.2 ASHP

ASHP: Daikin Altherma 3 M, 8 kW class

6.3 Retention and Maintenance

The system will be permanently retained and maintained in good working order. Maintenance will be undertaken in accordance with manufacturers' recommendations.

NOTE: The solar equipment has been selected from products used by All Solar Works. The heat pump size is a provisional planning/specification selection for a typical 3 bedroom chalet bungalow and will be confirmed by a room-by-room heat-loss calculation before final installation.

An MCS-compliant heat-loss assessment will determine the final selection.

7. Building Regulations and Applicable Standards

The detailed Building Regulations design and related construction methods will use the applicable energy-performance requirements of Approved Document L (latest version) with all compliance confirmed by the appointed Building Control body via a full Building Regulations application

The energy assessment will provide the numerical evidence for the dwelling's energy performance, including the building fabric, heating, hot water, ventilation, lighting and renewable generation.

8. Evidence and Verification

The following information will be retained within the Building Regulations/project completion file and made available to the Local Planning Authority if requested:

- Final energy assessment/SAP calculation applicable to the project.
- Final building-fabric specification and U-value schedule.
- Heating and hot-water system specification.
- Ventilation and controls specification.
- PV layout, equipment specification and installed capacity.
- PV commissioning/testing information and manufacturer information.
- Relevant completion certificates and commissioning records.

10. Conclusion

The proposed Energy Efficiency and Renewable Energy Scheme has been prepared to show compliance with Condition 5 of planning permission FG/14/25/PL.

The scheme adopts efficient building services, energy-efficient lighting and on-site renewable electricity generation through roof-mounted photovoltaic panels.

Performance values and suitability will be further established through the Building Regulations

As-built SAP calculations will be commissioned and will form the basis for compliance with condition 5

Subject to approval of the submitted scheme, the measures will be implemented prior to occupation and the approved renewable-energy installation will thereafter be permanently retained and maintained in good working order.

It is respectfully requested that Condition 5 of planning permission FG/14/25/PL be discharged on the basis of the information contained within this statement and the supporting information.