



Pete

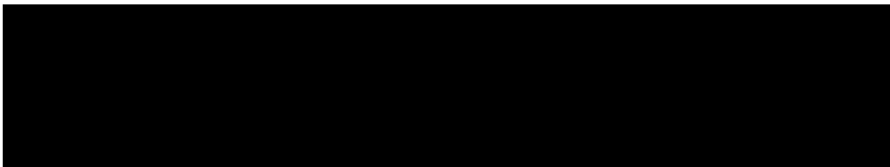
Simon Davies, the planning v officer accepted our energy strategy approach I.e building the standards by fabric only.

If you could update the report accordingly, we can submit for DoC at the appropriate time

Thanks
Phil

Sent from my iPhone

Begin forwarded message:



Dan,

Pete has spoken with me about the below. It would be helpful if we could discuss our approach with Simon Davis at next week’s meeting.

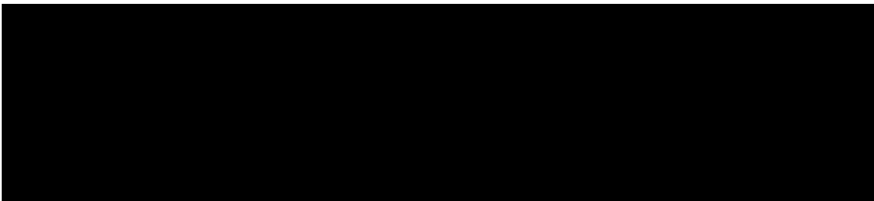
Regards

Philip Farminer
Director

Drew Smith Group
Drew Smith House, Mill
Court, The Sawmills, Durley
Southampton,
Hampshire SO32 2EJ
www.drewsmith.co.uk



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Phil,

As discussed, planning condition 23 expects 10% of the total energy demand be met with renewable or low carbon energy generation.

Unfortunately, this approach is at odds with current best practice and would lead to the installation of PV at the expense of more sustainable fabric efficiency measures.

An alternative '*fabric first*' approach has many benefits – not least:

- The building envelope is left available for the future installation of renewable energy technologies,
- The dwellings have a lower energy demand meaning that any future installation / technological advances are maximised,
- The efficiency of fabric enhancements degrade at a lower rate,
- The approach has lower embodied energy,
- Management and maintenance costs are reduced for the benefit of home owners

The recommendation is for this development to follow a fabric first approach to energy to meet the energy standards and realise the above benefits.

Regards

Peter Drury
Technical Manager

Drew Smith Limited
Drew Smith House, Mill
Court, The Sawmills, Durley
Southampton,
Hampshire SO32 2EJ
www.drewsmith.co.uk




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