




From: Paul Parfitt
Sent: 13 May 2019 14:01
To: Michael Eastham
Cc: Jim Henn
Subject: WA/24/19/DOC - Condition 21 - Energy Supply (Energy and Carbon Emissions)

Dear Michael

Ref: WA/24/19/DOC

The submitted Energy and Carbon Emissions report, covers Building Regulation requirements by the fact that the dwellings, meet the criteria of energy efficiency against the baseline target value i.e. design values are better than the target value, for both the building fabric and the energy use. The SAP calculations in the report would be sufficient, as it shows the designed building are at least 10% lower than the target. (please note: Building Regulations do not require a % lower, only that they are).

Regulation 25A of the Building Regulations requests that the feasibility of using renewable energy is investigated and reported but not a requirement to actually install (as compliant with SAP).

However whether this is enough to cover and clear condition No 20, is not something I could confirm or not, as the condition requests at least 10% of the energy supply shall be from decentralised and renewable or low carbon energy sources. The use of such sources have been looked into and the justification for the reasons behind not using any of these systems is covered on page 12 section 5.4 and page 15 section 5.7. The decision on whether this is sufficient and the condition is cleared from Planning requirements is not something Building Control could pass comment on.

Hope this helps, if you wish to discuss further, please do not hesitate to contact me.

Many thanks

Paul

Paul Parfitt | Senior Building Control Officer, Building Control, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37594 | External: +44 (0) 1903 737594 | E-mail: paul.parfitt@arun.gov.uk

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