



Mr A. Choudhury
Doswell Projects
Unit 14-15 Monks Brook Industrial Park
Chandlers Ford
Eastleigh
SO53 4RA

17.08.26

Dear Adnan

Site Address: Yapton Lane, Walberton, West Sussex
Planning ref: WA/52/24/RES

I confirm that Resolution Energy has undertaken 'As Designed' SAP calculations in relation to the construction of 48 new dwellings at the above site. We have modelled 6 plots to represent the key house types.

Planning condition 4 requires that "At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. 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 before any development in that phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter."

Houses will be specified with air source heat pumps to provide both space heating and hot water. SAP calculations have been undertaken based on high efficiency air source heat pumps with a tested efficiency of around 260%. The final make and model of installed heat pump will be confirmed by the mechanical and electrical contractor following detailed design and heat loss calculations for each house type.

Air source heat pumps will be installed towards the latter stages of the construction programme, once the external envelope is complete, with final commissioning being undertaken prior to occupation.

Flats will be specified with electric heating, with a high efficiency hot water heat pump. This system will have an efficiency of around 300%. The final make and model will be subject to detailed design and confirmation by the appointed M&E Contractor. The hot water heat pump is an internal unit and no external plant is required. Installation will take place towards the latter phases of the programme, with commissioning prior to occupation.



Both houses and flats will be provided with a solar photovoltaic array. Each dwelling will be specified with 3 photovoltaic panels (1.29kWp). Each panel will be approximately 1m x 1.7m in size, however the final selection of panel design will be made once electrical designs and MCS (micro-generation certification scheme) calculations are complete. The panels will be installed once the roof covering is complete, and building made watertight. Electrical commissioning and grid connection will take place prior to occupation.

The attached calculations confirm that, on a site wide basis, 74% of energy demand will be met by these renewable / low carbon sources.

If you require any further information with regards to the calculations or energy strategy, please don't hesitate to contact me.

Your sincerely

Claire Westron BSc Hons, MSc
Director, Resolution Energy

Calculation of percentage energy from renewables

Site: Yapton Lane
 Client: Doswell
 Date: 23.07.26
 Version: 1
 Type: Houses and Flats

House type	Services	Plot number	Floor area (m ²)	No of type	Heat demand	Electrical consumption for heat	Hot water demand	Electrical consumption for hot water	Pumps and fans	Lighting	PV	Total energy demand	Total energy use	Supplied from renewables / low carbon sources
						Supplied from grid		Supplied from grid					Supplied from grid	
					kWh/yr	kWh/yr	kWh/yr	kWh/yr	kWh/yr	kWh/yr	kWh/yr	kWh/yr	kWh/yr	%
2B4P	ASHP & PV	7	79	17	2537	956	2607	956	39	190	-1114	5373	1027	80.89%
3B5P	ASHP & PV	5	94.8	14	2830	1064	2706	1018	86	219	-936	5841	1451	75.16%
4B6P	ASHP & PV	9	119.8	8	3647	1365	2830	1365	57	250	-1114	6784	1923	71.65%
FOG (2B4P)	ASHP & PV	12	73.9	1	2647	1003	2512	1489	34	173	-1114	5366	1585	70.46%
GF Flat (1B2P)	Hot Water Heat Pump & PV	13	64.5	4	2207	2207	2243	740	31	161	-1114	4642	2025	56.38%
FF Flat (2B3P)	Hot Water Heat Pump & PV	15	64.5	4	1616	1616	2220	733	31	180	-1114	4047	1446	64.27%
				48									Site average	74.29%