

EHDC-24-0037-DCON Northfield Stables, Medstead, GU34 5JF

Discharge of Conditions 4-Energy, 7-Construction Management Plan, 8-Foul & Surface Water of approved application 39646/022 - Replacement Dwelling

Condition 4 - Energy

No development shall commence on site until a scheme has been submitted to, and agreed in writing by, the Local Planning Authority to demonstrate that the built development hereby permitted incorporates measures that provides at least 10% of energy demand from decentralised and renewable or low carbon energy sources.

Before any part of the development is first occupied a verification report and completion certificate shall be submitted in writing to the Local Planning Authority confirming that the built development hereby permitted has been constructed in accordance with the approved scheme.

The developer shall nominate a competent person for the purpose of assessing and providing the above required report and certificate to confirm that the completed works incorporate such measures as to provide these requirements. The measures shall thereafter be retained and maintained to the agreed specification for the lifetime of the development.

We note that the Design and Access Statement recorded Roof Materials - Handmade clay red tiles Reference: - 'Wiltshire' by Lifestiles, exact mixed to be agreed.

The siting, design, construction of the dwelling incorporates measures to optimize energy efficiency

Response: -

- Reducing energy consumption by installing air source heat pumps **with backup boiler for heating and hot water supplies**. Investigations/calculations to be made for the use of photovoltaic panels and specified if they can help reduce energy consumption further.*
- Efficient Lighting - LED lighting will be fitted throughout the house reducing consumption*
- A smart meter will be installed*
- Thermal efficiency - the building will be built to an enhanced level to exceed current building regulations, with high levels of wall and roof insulation and 'air tightness' construction.*
- High performance windows and doors to be installed*

Support Letter

The current house's annual electricity consumption is 5,135 kWh. Having obtained a number of quotes, generating 10% from PV panels is very easy but for me rather unambitious. I would like to propose installing a system which would generate 100% of usage at the site. I am aware this would not improve the aesthetics of the new building and I am therefore proposing that all these panels should be placed on our indoor school roof which has been designed to take PV panels and will not detract from the aesthetics of the replacement dwelling and it's previously approved materials.

Relevant Document - Building Regulations Part L Conservation of Fuel And Power Volume 1: Dwellings

Requirement L1: Conservation of fuel and power

Requirement L2: On-site generation of electricity - Regulations: 6, 22, 23, 24, 25, 25A, 25B, 26, 26A, 26C, 27, 27A, 27C, 28, 40, 40A, 43, 44 and 44ZA

The Council are unable to support the application for the discharge of Condition 4, the energy saving is on usage of new building not on the existing gross figure offered for comparison, and no evidence has been offered with regard to compliance with Building Regulation Part L Volume 1:

Regulations 24, 25, 25B, 26A, 26C, 27, 27A, 27B and 27C

Similarly, supporting documentation has been provided regarding to compliance with the requirements for L2 22, 23, 24, 25, 25A, 25B, 26, 26A, 26C, 27, 27A, 27C, 28, 40, 40A, 43, 44 and 44ZA

Condition 7- Construction Management Plan

Prior to commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority, this will include:

- *A plan showing appropriate signage and adequate passing spaces where necessary, during construction;*
- *Allowing for the priority and safe use of Medstead Footpath 18 along its length/ width by its users;*
- *Confirmation of approval, or the subsequent removal of potential obstructions on or adjacent to Medstead Footpath 18;*
- *Confirmation that any remedial works to the surface of Medstead Footpath 18 post construction, will be repaired to the satisfaction of Hampshire Countryside Service, ensuring the protection of Medstead Footpath 18 following construction of the development.*

Although the applicant has consulted HCC, the Council is unable to support the discharge of Condition 7, as the letter advises aspirations and, as such, is not a Construction Management Plan.

Ideally it should contain with working times - both days of the work and hours per day., dust control and asbestos checked for the demolition process, Traffic and pedestrian management on the footpath, particularly as it will effect members of the public as well as local residents.

The Council thanks thew applicant for reinstating any damage to the footpath on the completion of works.

Condition 8-Foul & Surface Water

No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

Council is unable to support the discharge of Condition 7, as the drainage report submitted by the Applicant is only for surface water. There is no evidence provided to show that the current historic foul water system is adequate, or of the standard required, to support the new dwelling.