

Parcel B5

Outline application:

DC/21/90677

Vistry Group



Linden
HOMES

Vistry
Partnerships

Date: 18/08/2023

Parcel B5 is now 100% complete.

Further information requested.

Condition 12 (Sustainability Requirements)

Energy Efficiency

Condition 12 requires a 19% improvement of Dwelling Emission Rate (DER) over the Target Emission Rate (TER). On the submitted SAP Modelling Schedule the plot % reduction figures given in the % Reduction column don't always equal the % reduction that the individual DER and TER figures give you, sometimes it is higher, sometimes it is lower e.g. :

- For plot 337 the DER is 17.16 and the TER is 18.93 giving a % reduction of 9.35, but the figure in the % reduction column is 9.33
- For plot 339 the DER is 17.32 and the TER is 19.11 giving a % reduction of 9.37, but the figure in the % reduction column is 9.39

Please could all the figures be checked and amended where necessary.

In addition it noted that the 19% improvement is being achieved through the use of PV on 5 plots. To enable the impact of the proposed PV provision to be assessed please can the schedule be amended to also include total DER and TER figures for the phase as a whole and "DER with PV" figures, as has been provided for other parcels.

Please also provide a plan indicating the siting of the proposed solar panels, as has also been provided for other parcels.

Water Calculator

It is noted that the Water Efficiency Calculator includes details for affordable rented, affordable shared ownership, 3-bed private and 4-bed private dwellings, however 5-bed dwellings are also proposed within Parcel B5. Please amend the calculator to include details for them..

Response –

Please find attached amended SAP Modelling Schedule to show DER*FA and TER*FA numbers.

AES confirm that the reason the %'s show up short in the SAP is because the SAP converts kWh to kWp differently to the way that consultants or PV suppliers do. As long as proof is provided that the kWh required, is met, then the target will be met. This is usually at 'as built' stage when the PV certificates are issued.

It has not been possible to provide a plan indicating the siting of the proposed solar panels – however the plots are listed in the schedule, previously submitted. (B5_HBS_PV_SCH-Sept_2019)

Please find attached 'Water Calculations -4606 - Boorley Green Parcel B5 14.08.2023' amended to include 5-bed dwellings.