

22 December 2025

Attention: Liz Harrison
Planning Department
Eastleigh Borough Council

Sent Electronically only

SLR Project No.: 402.064843.00001

**RE: Discharge of condition 22 of full planning permission F/19/86233
Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA**

SLR Consulting have previously submitted a discharge of conditions application on behalf of Vistry Group for Condition 22, reference DC/25/99442.

Condition 22 – Energy

The condition states:

‘Prior to the occupation of any building within this phase of the development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:

For residential development as-built stage SAP data and as-built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve:

- In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations*
- In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.*

For non-residential development:

- A report indicating how the development meets the relevant essential requirements in the Eastleigh Borough Council’s adopted Environmentally Sustainable Development Supplementary Planning Document, including*
- A BREEAM New Construction Post Construction certificate at “Excellent” standard..’*

The following further information has been requested to be submitted to support this application:

‘It is noted that the additional information note dated 7.11.25 refers to the non-residential development achieving a greater than 15% reduction in CO2 emissions – with a 27% reduction through fabric energy efficiency and energy demand reduction, and a further saving of 5% through the installation of air source heat pump. However, my email of 4.7.25 referred to the requirement under ESD6 Carbon Dioxide Reduction of the SPD for a 15% carbon dioxide emissions reduction via local low/zero carbon energy. Further emissions reductions via local low/zero carbon energy are therefore still required.

I note that the BREEAM New Construction Post Construction certificate at “Excellent” standard is due shortly.’

Response:

AES have responded to confirm that Policy ESD6 has the following requirements:

The Council requires all new non-residential and multi-residential development (over 1000 sqm of external floorspace) to achieve*:

- ***at least two BREEAM Ene 5 credits (10% carbon dioxide emissions reductions via local low/zero carbon energy)***
- ***from January 2012 all three BREEAM Ene 5 credits (15% carbon dioxide emissions reductions via local low/zero carbon energy)***

Credit Ene5 relates to cold storage rather than low and zero carbon energy. It is Ene1 which relates to low/zero carbon energy. Under credit Ene1 the development achieves all 12 out of a possible 12 credits so this policy has been met.

Low and zero carbon technologies are not assessed by a BREEAM shell only assessment because they are not installed at shell only stage. The installation of all mechanical, electrical and renewable technologies is under the scope of the companies carrying out the fit out.

The BREEAM New Construction Post Construction certificate at “Excellent” standard is due shortly and will be forward to you as soon as it is received.

AES have stated that they would be happy to discuss this further with you directly, if the above does not answer your question. Please let us know.

Regards,

SLR Consulting Limited

