

CHASE NEW HOMES LIMITED

FORMER WALDEN SCHOOL

SAFFRON WALDEN

PINS REFERENCE: S62A/22/0000002

**ENERGY NOTE IN RESPONSE TO UTTLESFORD DISTRICT
COUNCIL & SAFFRON WALDEN TOWN COUNCIL
COMMENTS**



1. The Council has referred to the Uttlesford Interim Climate Change Policy (2021) which seeks for new development proposals to build to high energy efficiency standards and and incorporate energy conservation and efficiency measures.
2. The Council's adopted Local Plan refers to energy conservation in policy GEN2 which seeks for developments to minimise water and energy consumption.
3. Chase New Homes agree with the need to minimise energy consumption in new homes.
4. The aspirations of the Interim Climate Change Policy are aligned with central government's goal to making the UK carbon neutral by 2050.
5. The government's route to improving energy consumption of new homes appears to be via Building Regulations, with the expectation that by mid-June this year (2022) new build homes will need to reduce their carbon emissions by 31% upon current Building Regulations. This provides a target and obligation that is clearly aligned with but more stringent and specific than the Council's adopted Local Plan.
6. The government's intended reduction in carbon emissions will be achieved by updating Approved Document L, *Conservation of fuel and power*, Approved Document F, *Means of ventilation* and the creation of Approved Document O, *Overheating* and Approved Document S, *Infrastructure for electric charging vehicles*.
7. The updates to the Approved Documents have not yet been published so details cannot be provided as part of the current application. Chase New Homes therefore has no objection to a planning condition requiring the submission of an energy statement, but it seems that Building Regulations are the way in which carbon reductions in new build housing will be brought forward. The need for a planning condition requiring an energy statement may therefore be unnecessary in this instance given the control by another regime, but there is no objection to the imposition of such a condition should the Planning Inspectorate see fit. It is expected that by the time of the hearing more information can be provided to the Planning Inspectorate on this matter.
8. Chase New Homes currently instigate measures that minimise energy and resource consumption to mitigate the impacts of their schemes on climate change, including ensuring homes are designed so water use will not exceed 125 litres per person per day, external walls achieve over and above minimum fabric requirements set out by Standard Assessment Procedure (SAP), including 150mm wide cavities with full fill insulation and high performance double-glazed windows and onsite sustainable drainage. Chase also provide an element of electric vehicle (EV) charging points on its sites, although it appears that Approved Document

S will require extensive EV infrastructure on new developments, and this will apply to the Site should planning permission be granted.

9. With regard to the above it is clear that Building Regulations are going to require a significant reduction in carbon emissions on new build homes and this aligns with the aspirations of the Council's current planning policies. This is required by mid-June 2022 although the specifics to create such reductions are not yet published. A planning condition for an energy statement, if permission were granted, would however ensure that the Council is aware of the energy and water reduction measures that would be incorporated into the scheme.