

# Public Document Pack



	<b>DEVELOPMENT CONTROL COMMITTEE A</b>
<b>DATE:</b>	<b>WEDNESDAY, 10 NOVEMBER 2021 9.30 AM</b>
<b>VENUE:</b>	<b>KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH</b>

For consideration at the meeting on Wednesday, 10 NOVEMBER 2021, the following additional or updated papers that were unavailable when the Agenda was printed.

## TABLED PAPERS

		<u>Page(s)</u>
5	<b>NA/21/14 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 13 OCTOBER 2021</b>	3 - 14
	To Follow.	
a	<b>DC/21/01735 WAKELYNS FARM, METFIELD LANE, FRESSINGFIELD, EYE, SUFFOLK, IP21 5SD</b>	15 - 16
e	<b>DC/21/00393 BOUNDARY LODGE FARM, CRATFIELD LANE, LAXFIELD, WOODBRIDGE, SUFFOLK, IP19 0DE</b>	17 - 22

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Committee Services on: 01449 724930 or Email: [Committees@baberghmidsuffolk.gov.uk](mailto:Committees@baberghmidsuffolk.gov.uk)

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71.2 Councillor Hicks declared he had been lobbied on application number DC/21/03315.

## 72 DECLARATIONS OF PERSONAL SITE VISITS

72.1 Councillor Sarah Mansel declared a personal site visit in respect of application number DC/21/02068.

## 73 NA/21/13 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 15 SEPTEMBER 2021

73.1 Councillor Matthissen commented that paragraph 63.22 of the minutes did not include reference to a seconder.

73.2 The Chair advised that the minutes would be amended accordingly.

**It was RESOLVED:**

**That the minutes of the meeting held on 15 September 2021 were confirmed and signed as a true record.**

## 74 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

74.1 None received.

## 75 NA/21/11 SCHEDULE OF PLANNING APPLICATIONS

In accordance with the Council's procedure for public speaking on Planning applications, representations were made as detailed below:

Application Number:	Representations From:
DC/21/03430	Stonham Aspal Parish Council Phil Cobbold (Agent) Councillor Suzie Morley (Ward Member)
DC/21/01220	Laura Dudley-Smith (Agent) Councillor James Caston (Ward Member)
DC/21/03315	Martin Price (Agent) Councillor Kathie Guthrie (Ward Member)
DC/21/02068	Councillor Jill Wilshaw (Wyverstone Parish Council) Sam Harrison (Agent) Councillor Andrew Mellen (Ward Member)

## 76 DC/2103430 STONHAM BARNS PARK, PETTAUGH ROAD, STONHAM ASPAL, SUFFOLK, IP14 6AT

76.1 Item 7A

Application Proposal	DC/21/03430 Planning Application – Erection of garden centre building (Class E1) (following demolition of existing glasshouse)
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Site Location           **STONHAM ASPAL** – Stonham Barns Park, Pettaugh Road, Stonham Aspal, Suffolk, IP14 6AT  
Applicant               Stonham Barns Ltd

- 76.2 The Senior Enforcement Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the proposed hours of operation, the size of the proposed buildings, the contents of the tabled papers and the updated officer recommendation of approval.
- 76.3 The Senior Enforcement Officer responded to questions from Members on issues including: the operating hours and uses of surrounding businesses, any conditions considered regarding operating hours at the site, the height of the adjacent building, access routes to the site for deliveries and the public, the previous conditions on the site relating to propagation of plants and non-retail use, the type of heating to be used in the buildings and any potential noise disturbance, and the increase in size compared to the existing building.
- 76.4 The Planning Lawyer confirmed to the Chair that a lawful and valid decision could be made at the Committee meeting.
- 76.5 Members considered the representation from Stonham Aspal Parish Council which was read out by the Ward Member, Councillor Morley.
- 76.6 Members considered the representation from Phil Cobbold who spoke as the agent.
- 76.7 The agent responded to questions from Members on issues including: the access route to the site and the location of the delivery area, which buildings would be accessible by the public, hours and days of operation, whether there be an increased number of Heavy Goods Vehicle movements at the site, and the proposed drainage systems.
- 76.8 Members considered the representation from Councillor Morley who spoke as the Ward Member.
- 76.9 The Ward Member responded to questions from Members on issues including: the conditions to be applied to the application.
- 76.10 The Area Planning Manager responded to questions from Members on issues including: whether an overall plan for the development of the site had been provided, the relevance of the plan to this application, and the timeframe for the development.
- 76.11 Members debated the application on issues including: the hours of operation, the potential increased numbers of visitors to the site, the lack of an overall plan for the site, the size of the proposed building compared to existing, and the proximity of the site to the adjacent listed dwelling.
- 76.12 Councillor Passmore proposed that the application be rejected for the

following reasons:

The proposal would result in the loss of residential amenity and privacy, as a result of the increased size and resulting enclosure of the garden of Brambly Hedge and increased public access to the application building in close proximity to the boundary, contrary to Local Plan Policy H16 and paragraph 130 (f) of the NPPF.

76.13 Councillor Humphreys MBE seconded the motion.

76.14 Members continued to debate the application on issues including: the location of the site, the impact on the amenities of the listed dwelling, and the increase in size.

By a vote of 6 votes for and 2 against

**It was RESOLVED:**

**The proposal would result in the loss of residential amenity and privacy, as a result of the increased size and resulting enclosure of the garden of Brambly Hedge and increased public access to the application building in close proximity to the boundary, contrary to Local Plan Policy H16 and paragraph 130 (f) of the NPPF.**

**77 DC/21/01220 LAND EAST OF THE STREET AND LORRAINE WAY, BRAMFORD, IPSWICH, IP8 4NS**

77.1 Item 7b

Application Proposal	DC/21/01220 Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links.
Site Location	<b>BRAMFORD</b> – Land East of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS
Applicant	Bellway Homes Ltd (Essex)

77.2 A short break was taken from 10:40am until 10:49am after application DC/21/03430 and before the commencement of application DC/21/03315.

77.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the contents of the tabled papers and updated officer recommendation, the location and layout of the site, vehicular and pedestrian access to and within the site, landscaping and ecology issues, the proposed flood mitigation plans and the officer recommendation of

approval.

- 77.4 The Case Officer responded to questions from Members on issues including: the location of the proposed pre-school and vehicular access, the number of parking spaces on site, types of heating within the dwellings, the housing mix, the type of street lighting to be installed, whether the homes met the national space standards, the distance between the dwellings and the electricity pylons, which of the dwellings would be compliant with M4(2) Building Regulations, the future management of the site, the physical security of the buffer zone between Loraine Way and the proposed development, the local bus service, and any protected species in the area.
- 77.5 Members considered the representation from Laura Dudley-Smith who spoke as the agent.
- 77.6 The agent responded to questions from Members on issues including: the type of heating to be installed in the buildings, the proposed parking arrangements on the site, landscaping, the mix of properties on site and the number of dwellings which would be compliant with M4(2) and M4(3) Building Regulations.
- 77.7 The Chair read out a statement from Ward Member, Councillor James Caston, who was unable to attend the meeting.
- 77.8 Members debated the application on issues including: the level of engagement with the Parish Council and local community, the types of heating to be installed, and the housing mix.
- 77.9 Councillor Passmore proposed that the application be approved, as detailed in the officer recommendation.
- 77.10 Members continued to debate the application on issues including: the layout of the site, the proposed location of the pre-school, and environmental issues.
- 77.11 Councillor Humphreys MBE seconded the proposal.
- 77.12 Members debated the application further on issues including: the proposed heating systems, landscaping, the housing mix and the engagement with the Parish Council.

By a vote of 6 votes for and 2 against

**It was RESOLVED:**

**That Delegated Authority is given to the Chief Planning Officer to APPROVE the application for reserved matters following resolution of the final ecology matters, and subject to the following:-**

- (1) Subject to the prior agreement of a Deed of Variation to the Section 106 Planning Obligation secured for outline consent DC/18/00233 as set out**

below to the satisfaction of the Chief Planning Officer and those as may be deemed necessary by the Chief Planning Officer to secure:

- Commuted sum for play space instead of on-site provision of £40,830
- Public Rights of Way contribution of £21,750 to be spent on footpaths FP26 and FP27 instead of FP11
- Paths to south of site to be transferred to SCC for future management and maintenance
- Legal mechanism to ensure level and surfaced path provided entire route between application site and village play area on Acton Road

(2) That the Chief Planning Officer be authorised to APPROVE Reserved Matters upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Reserved matters permission given in accordance with the terms of the outline planning permission DC/18/00223 and conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.
- Approved Plans (Plans submitted that form this application)
- Highways – traffic regulation order for 20mph speed limit zone within the site and relocation of national speed limit along Loraine Way
- Highways – upgrade section of Footpath 26A as part of route to village play area from site to enable level and surfaced access
- Provision of signage around site for pedestrians and cyclists to show connections to wider footpath network and details of signage within open space areas
- Landscaping around visitor parking at entrance of site to be agreed
- Landscaping and Ecological Management Plan also to include details to ensure planting and root systems on area of archaeological interest does not disturb heritage assets.
- Any further ecological mitigation work (if required on further discussion with Council's Ecologist)
- All affordable dwellings (excluding first floor flats) and 'Sculptor' market dwellings (66 in total) to meet Part M4(2) of Building Regulations to provide accessible and adaptable dwellings
- Compliance with Arboricultural Method Statement and Tree Protection Plan
- Compliance with measures outlined in Flood Risk Assessment

(3) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- Anglian Water – assets on or near site

78 DC/21/03315 LAND BETWEEN THE BUTTS AND, LITTLE LONDON HILL, DEBENHAM, SUFFOLK

78.1 Item 7C

Application Proposal	DC/21/03315 Application for Outline Planning Permission (access to be considered) – Erection of 4 No. single storey dwellings and garages.
Site Location	<b>DEBENHAM</b> – Land Between The Butts and, Little London Hill, Debenham, Suffolk
Applicant	Park Properties (Anglia) Ltd

- 78.2 A short break was taken from 12:32pm until 12:36pm after application number DC/21/01220 and before the commencement of application number DC/21/03315.
- 78.3 The Case Officer presented the application to the committee outlining the proposal before Members including: the location and layout of the site, previous applications on the site, access to the site, and the officer recommendation of approval.
- 78.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: whether the Parish Council were supportive of the application, the mix of housing and whether there were any requirements for the development to be in accordance with the outline proposal, landscaping issues, and the location of the settlement boundary.
- 78.5 Members considered the representation from Martin Price who spoke as the Agent.
- 78.6 The agent responded to questions from Members on issues including: landscaping issues, whether there was any intention to alter the indicative layout, and the provision of dwellings which would meet the M4(2) and M4(3) Building Regulations.
- 78.7 Members considered the representation from Ward Member Councillor Kathie Guthrie which was read out by the Chair as Councillor Guthrie was unable to attend the meeting.
- 78.8 The Case Officer and the Area Planning Manager provided clarification of the affordable housing requirement within the section 106 agreement, and the policy regarding splitting of sites.
- 78.9 Members debated the application on issues including: landscaping, and pedestrian access to the site including the footpath.
- 78.10 Councillor Humphreys MBE proposed that the application be approved as detailed in the officer recommendation.
- 78.11 Councillor Passmore seconded the motion.
- 78.12 Members continued to debate the application on issues including: whether a condition could be applied ensuring that reserved matters are in line with the

outline conditions, the mix of buildings, and landscaping.

78.13 Councillor Humphreys MBE and Councillor Passmore agreed to the following additional conditions:

- Limit to single storey properties
- Details of the mix of type and size of dwellings to be approved
- Development to be substantially in accordance with indicative layout
- Units to be M4(2) compliant and 1 unit to be M4(3) compliant.

By a unanimous vote

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to APPROVE Outline Planning Permission, subject to satisfactory resolution of Ecology and Biodiversity issues, and subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Standard Outline Planning Permission Time Limit Condition;**
- **Standard Reserved Matters condition;**
- **Standard Approved Plans and Documents condition;**
- **Those required by the Local Highway Authority;**
- **Those required by Council Ecology Consultants;**
- **Biodiversity enhancement measures required concurrently with reserved matters;**
- **Detailed scheme of surface water drainage required concurrently with reserved matters;**
- **Details of sustainable construction and energy generating measures required concurrently with reserved matters;**
- **Limit to single storey properties;**
- **Details of the mix of type and size of the dwellings to be approved;**
- **Development to be substantially in accordance with indicative layout;**
- **Units to be M4(2) compliant and 1 unit to be M4(3) compliant.**

**79 DC/21/02068 LIVESTOCK UNIT, RED HOUSE FARM WEST OF, COLLEGE ROAD, WYVERSTONE (PART IN THE PARISH OF BACTON)**

79.1 Item 7D

Application	DC/21/02068
Proposal	Planning Application. Erection of a replacement livestock unit buildings with associated infrastructure (accompanied by EIA Statement).
Site Location	WYVERSTONE – Livestock Unit Red House Farm West Of, College Road, Wyverstone (Part In The Parish Of Bacton), Suffolk
Applicant	Bacton Pigs Ltd

- 79.2 A break was taken from 13:28pm until 13:46pm after application number DC/21/03315 but before the commencement of application number DC/21/02068.
- 79.3 Councillor Passmore left the meeting at 13:28pm.
- 79.4 The Case Officer presented the application to the committee outlining the proposal before Members including: the location and layout of the site, the use of the buildings on site, and the officer recommendation of approval.
- 79.5 The Case Officer responded to questions from Members on issues including: the plans and timescales for demolishing the existing buildings, the size of the proposed buildings compared to existing, access to the site for Heavy Goods Vehicles, and the potential odour from the site.
- 79.6 Members considered the representation from Councillor Jill Wilshaw who spoke on behalf of Wyverstone Parish Council.
- 79.7 Members considered the representation from Sam Harrison who spoke on behalf of the agent.
- 79.8 The agent responded to questions from Members on issues including: the height of the proposed buildings, landscaping plans, whether the adjacent units would be in use, waste water plans, whether a traffic management plan would be implemented, the proximity of the nearest dwellings, and whether any of the existing buildings would be retained.
- 79.9 Members considered the representation from Councillor Andrew Mellen who spoke as the Ward member.
- 79.10 The Area Planning Manager provided clarification regarding any potential conditions relating to Heavy Good Vehicle movement at the site.
- 79.11 Members debated the application on issues including: the potential odour and the Environment Agency report in relation to the issue, traffic issues, the public footpath, and the potential benefit to local people and businesses.
- 79.12 Councillor Humphreys MBE proposed that the application be approved as detailed in the officer recommendation.
- 79.13 Members continued to debate the application on issues including: the impact of the application on the surrounding area, and the safety of employees working at the site and members of the public using the footpath.
- 79.14 Councillor Humphreys MBE agreed to the following additional condition:
- Amendment to condition 9 to include landscape measures to the eastern boundary to address odour
  - Clarification of condition 16 Traffic Management Plan to be agreed

- Condition 8 to be prior to commencement
- Condition 13 to be prior to commencement.

79.15 Councillor Field seconded the motion.

By a vote of 5 votes for, 1 against, and 1 abstention

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to GRANT planning permission:**

**(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

1. Time limit
2. Approved plans
3. Strategy for the disposal of surface water and the Flood Risk Assessment
4. Surface water drainage
5. Programme of archaeological work
6. Action required in accordance with ecological appraisal recommendations and landscape proposals
7. Prior to slab level: Biodiversity enhancement strategy
8. Prior to occupation: Wildlife sensitivity lighting design scheme
9. Odour and Pest/Fly Management Plan
10. Lighting
11. Action required prior to the commencement of development: Construction management to be agreed
12. Ongoing construction – Hours of work
13. Sustainability & Energy Strategy
14. Manoeuvring and parking of vehicles
15. Demolition of existing buildings
16. Access via Rectory Road only

**And the following additional conditions:**

**Amendment to condition 9 to include landscape measures to the eastern boundary to address odour**

**Clarification of condition 16 Traffic Management Plan to be agreed**

**Condition 8 to be prior to commencement**

**Condition 13 to be prior to commencement.**

## **80 SITE INSPECTION**

80.1 None requested.

The business of the meeting was concluded at 2.50 pm.

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Chair

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Your Ref: DC/21/01735  
Our Ref: SCC/CON/4462/21  
Date: 5 November 2021  
Highways Enquiries to: [Highways.DevelopmentControl@suffolk.gov.uk](mailto:Highways.DevelopmentControl@suffolk.gov.uk)

**All planning enquiries should be sent to the Local Planning Authority.**

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/01735**

**PROPOSAL:** Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

**LOCATION:** Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD

Notice is hereby given that the County Council as Highway Authority make the following comments:

Further to our previous responses, there has been further correspondence with BMSDC officers and an additional site visit has been carried out by a different officer.

Given the modest increase in traffic that would be generated by the proposal, we do not have significant concerns about the C class roads (Fressingfield Road, Metfield Road, Daisy Hill) that lead to Metfield Lane, that although limited in width, are classified to accommodate the increased traffic flows associated with this proposal.

Metfield Lane (known as U5820 'road from C504 to Wakelyns' according to SCC records) is very narrow and there are very limited opportunities for oncoming vehicles to pass one another without having to reverse long distances and/or mount the verges. This could be a particular issue for larger vehicles.

However, we do not believe that the above alone would meet the criteria of NPPF 111 '*unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*' so would not be confident in maintaining an objection through the planning process, especially given the permitted use of the site that already exists.

We would recommend that an additional planning condition for the provision of passing places along Metfield Lane is included in any planning permission. This is in addition to the previously recommended highway conditions.

A draft condition for this is included overleaf:

Condition: Before the development is commenced details of new passing places along U5820 Metfield Lane, generally in accordance with drawing DM06 shall be submitted to and approved in writing by the Local Planning Authority. The passing places shall be completed before the development is brought into use.

Reason: In the interests of highway safety.

This is a pre-commencement condition because insufficient details have been submitted at planning stage.

**Notes:**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:  
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

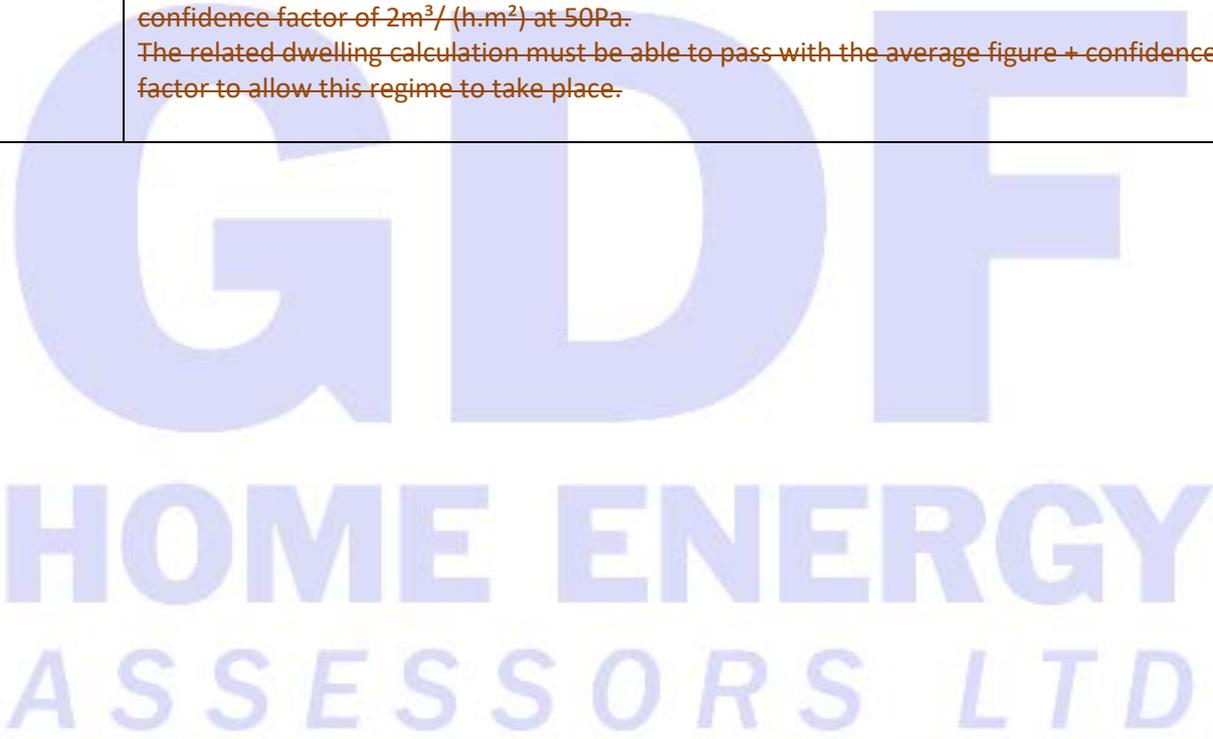
# Agenda Item 7e

Site Specification Sheet - Boundary Lodge - New Build - V2 - redesign

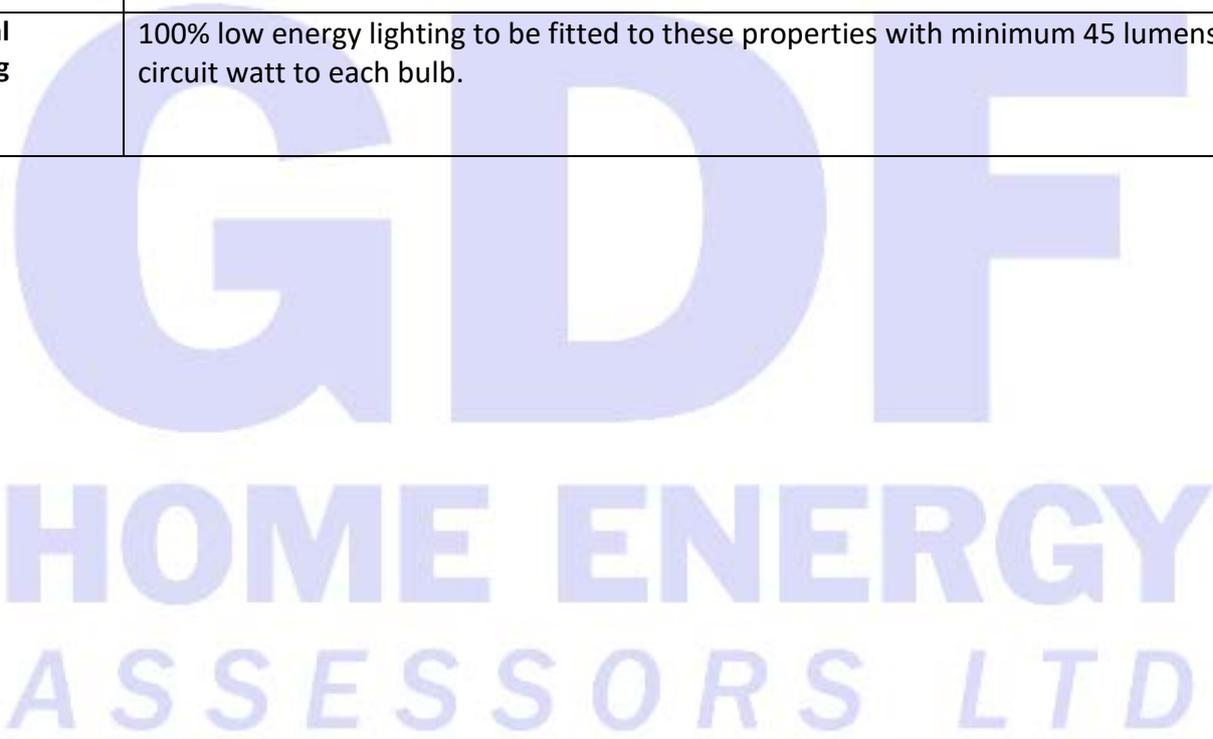
<b>Site Specification Sheet V-2 – Design Issue – Redesign of site</b>			<b>18 January 2021</b>	
<b>SAP Version</b>	<b>2012</b>	<b>File Name</b>	<b>FSAP2012 – Boundary Lane</b>	
<b>REGULATIONS</b>	<b>ADL1a 2013</b>			
<b>Number of Plots.</b>	<b>1 No New Dwelling/s</b>	<b>Architect / Client</b>	<b>Estuary Design – Mr P Revell</b>	
<b>Site Address</b>	<b>Boundary Lane Cratfield Lane Cratfield Suffolk IP19 0DE.</b>	<b>Region (degree day)</b>		
		East Anglia		
<b>Element</b>	<b>Full Description</b>	<b>KAPPA</b>	<b>U Value W/m<sup>2</sup>K</b>	
<b>Ground Floor</b>	75mm Screed finish on 150mm Kingspan / Celotex (or similar insulation – k= 0.022 W/mk) floor insulation on beam / block floor based upon P/A	<b>90</b>	<b>0.11</b>	
<b>External Wall – Cavity Brick Finish</b>	103mm External Brick + 100mm Knauf Dritherm Ultimate 32 (0.032 W/mk) or similar cavity wall insulation + 100mm AAC Block (0.15 W/mk) Celcon Standard or similar + Plasterboard on Dabs + skim finish	<b>54</b>	<b>0.24</b>	
<b>External Wall – Cavity Brick PLINTH</b>	215mm External Brick + 100mm Knauf Dritherm Ultimate 32 (0.032 W/mk) or similar cavity wall insulation + 100mm AAC Block (0.15 W/mk) Celcon Standard or similar + Plasterboard on Dabs + skim finish	<b>54</b>	<b>0.23</b>	
<b>External Wall – Cavity Render Finish</b>	External render on 100mm Medium Density Concrete Block + 100mm Knauf Dritherm Ultimate 32 (0.032 W/mk) or similar cavity wall insulation + 100mm AAC Block (0.15 W/mk) Celcon Standard or similar + Plasterboard on Dabs + skim finish	<b>54</b>	<b>0.24</b>	
<b>External Wall – Cavity Clad Finish</b>	External Cladding on Battens on 100mm Medium Density Concrete Block + 100mm Knauf Dritherm Ultimate 32 (0.032 W/mk) or similar cavity wall insulation + 100mm AAC Block (0.15 W/mk) Celcon Standard or similar + Plasterboard on Dabs + skim finish	<b>54</b>	<b>0.22</b>	
<b>Stud wall to Roof Void</b>	100mm Kingspan / Celotex (or similar insulation – k= 0.022 W/mk) in vertical timber stud wall (12.5% timber) + Plasterboard + skim finish	<b>9</b>	<b>0.32 / 0.28 including shelter to roof void</b>	
<b>Internal Walls – Timber Stud</b>	Timber stud walls with Plasterboard and skim to both sides	<b>9</b>		
<b>Internal Walls – Block</b>	100mm AAC Block (0.15 W/mk) Celcon standard or similar + plasterboard on dabs to both sides	<b>40</b>		

Site Specification Sheet - Boundary Lodge - New Build - V2 - redesign

<b>Roof 1 Flat Ceiling</b>	400mm fibreglass/mineral wool insulation laid between and over rafters	9	0.10
<b>Roof 2 Slope</b>	Tiles on battens + 100mm Kingspan / Celotex (or similar insulation – k= 0.022 W/mk) in timber rafters @ 600mm Ctrs + 40mm Kingspan / Celotex (or similar insulation – k= 0.022 W/mk) to underside + Plasterboard + skim finish	9	0.17
<b>Roof 3 Flat Roof</b>	120mm Kingspan / Celotex (or similar insulation – k= 0.022 W/mk) Warm Deck Roof	9	0.17
<b>Window Spec</b>	Double glazed units with maximum overall U Value not exceeding		1.40
<b>Bi-Fold / Sliding Doors</b>	Double glazed units with maximum overall U Value not exceeding		1.80
<b>Rooflights</b>	Velux GGL – 50 or similar = g=0.66 / U= 1.30		1.30
<b>Glazed roof – Jacuzzi area</b>	Double glazed units with maximum overall U Value not exceeding		1.60
<b>Door Spec</b>	External Doors to be insulated – Maximum U Value		1.80
<b>Air Permeability Rates</b>	<p>All units to be Tested to maximum – 7.00 m<sup>3</sup> (h.m<sup>2</sup>) @ 50 pa.</p> <p>An air test is not always required for every dwelling on a site; a pressure test is required on three units of each dwelling type or 50% of the instances of the dwelling type whichever is fewer.</p> <p>A confidence factor will apply to dwellings not pressure tested. Where a dwelling has been pressure tested, this value is used in the SAP DER calculation.</p> <p>Where the dwelling has not been pressure tested, the value used in the SAP DER calculation is the average of the measured values for this dwelling type, but with the addition of a confidence factor of 2m<sup>3</sup>/ (h.m<sup>2</sup>) at 50Pa.</p> <p>The related dwelling calculation must be able to pass with the average figure + confidence factor to allow this regime to take place.</p>		



<b>Heating System Heat Pump Version</b>	<b>Air Source or ground source heat pump to be designed by specialist installer</b>
<b>Heating Controls</b>	Full zone control to underfloor and radiator heating
<b>Hot Water System</b>	Suitably sized hot water cylinder from main heat pump
<b>Secondary Heating System</b>	<p>None to be specified or fitted:</p> <p><b>Secondary Heating:</b>                      Where secondary heating has been specified as a Wood Log Burner then <b>ONLY</b> HETAS Approved Wood Log Burners must be used. <a href="https://www.hetas.co.uk/find-appliance/">https://www.hetas.co.uk/find-appliance/</a> multifuel burners will <b>NOT</b> comply with the building regulations due to the ability to use coal (high carbon).  <b>If the secondary heating is omitted then the calculations could fail as the Wood Log Burners use a Carbon Neutral source and aid compliance – removing this aid could have a severe negative affect on the calculations.</b></p>
<b>Ventilation system – System 1</b>	Standard Extract Ventilation
<b>Low / Zero Carbon Technologies</b>	None Required
<b>Construction Details</b>	Completed Construction details to be completed and returned before an EPC can be issued
<b>Internal Lighting</b>	100% low energy lighting to be fitted to these properties with minimum 45 lumens per circuit watt to each bulb.



<b>Heating System LPG Gas Version</b>	<b>SEDBUK "A" Rated LPG Gas Condensing Boiler</b>
<b>Heating Controls</b>	Full zone control to underfloor and radiator heating
<b>Hot Water System</b>	Suitably sized hot water cylinder from main boiler
<b>Secondary Heating System</b>	<p>None to be specified or fitted:</p> <p><b>Secondary Heating:</b> Where secondary heating has been specified as a Wood Log Burner then <b>ONLY</b> HETAS Approved Wood Log Burners must be used. <a href="https://www.hetas.co.uk/find-appliance/">https://www.hetas.co.uk/find-appliance/</a> multifuel burners will <b>NOT</b> comply with the building regulations due to the ability to use coal (high carbon). <b>If the secondary heating is omitted then the calculations could fail as the Wood Log Burners use a Carbon Neutral source and aid compliance – removing this aid could have a severe negative affect on the calculations.</b></p>
<b>Ventilation system – System 1</b>	Standard Extract Ventilation
<b>Low / Zero Carbon Technologies</b>	<p>3 Kwp PV Array to southern face roof</p> <p>Approximately 12 No panels @ 250 watt</p> <p>Alternative generation to achieve minimum 2600 kWh/year to comply with building regulations using the LPG boiler – this could be through wind turbine generation; this would again need a specialist installer.</p>
<b>Construction Details</b>	Completed Construction details to be completed and returned before an EPC can be issued
<b>Internal Lighting</b>	100% low energy lighting to be fitted to these properties with minimum 45 lumens per circuit watt to each bulb.

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**Please note any Upgrades to Specification, as it may differ from that listed on plans to achieve building regulation approval, under Approved Document L1A.**

**FAILURE TO IMPLEMENT THESE UPGRADES MAY RESULT IN A BUILDING REGULATION FAILURE AT FINAL STAGE.**

**Please ensure any changes to the specification must be made through this office to ensure on going compliance with ADL1a**

All Calculations assume that each dwelling conforms to Part G Calculation method following the Government's methodology for assessing water efficiency as set out in the document "The Water Efficiency Calculator for New Dwellings"

**Notes:**

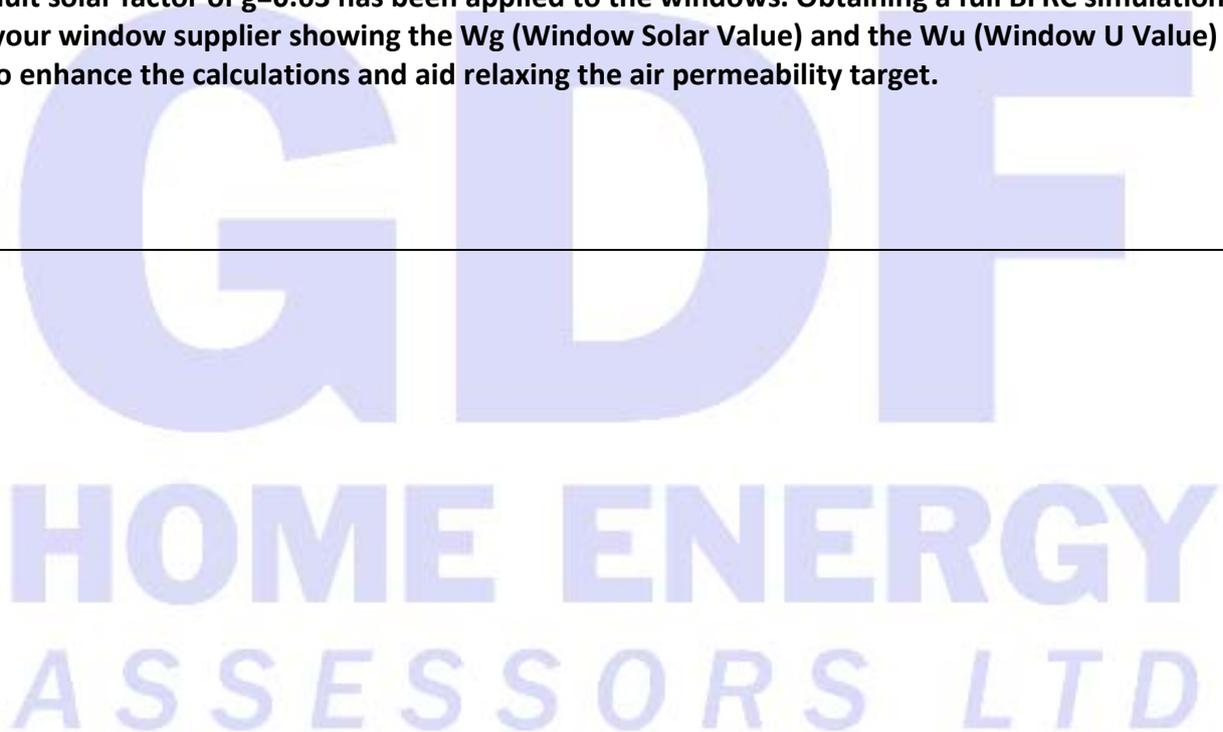
~~If underfloor heating is to be used instead of radiators then the calculations will require adjustment to suit. Generally underfloor heating has a negative effect on the SAP calculations and may cause a failure DER / TER at post construction stage.~~

Radiator/underfloor heating system as per the minimum required by the Domestic Compliance Guide dwellings with TFA  $\geq 150\text{m}^2$  or as required by SAP calculations.

(a). separate plumbing circuits, either with their own programmer, or separate channels in the same programmer, or

(b). programmable TRVs or communicating TRVs that are able to provide time and temperature zone control (conventional TRVs without a timing function provide only independent temperature control). In this case the device must be located in the database

A default solar factor of  $g=0.63$  has been applied to the windows. Obtaining a full BFRC simulation from your window supplier showing the  $W_g$  (Window Solar Value) and the  $W_u$  (Window U Value) will help to enhance the calculations and aid relaxing the air permeability target.



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