
From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>

Sent: 04 February 2022 10:07

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>; Daniel Cameron <Daniel.Cameron@babberghmidsuffolk.gov.uk>

Subject: DC/21/00609

Dear Daniel,

APPLICATION FOR RESERVED MATTERS - DC/21/00609

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Location: Land To The South Of Eye Airfield, And North Of Castleton Way , Eye,

Reason(s) for re-consultation: Revised Energy Statement dated 14/01/22.

Many thanks for your request to comment on the Sustainability/Climate Change mitigation aspects of this re-consultation.

I have viewed the applicant's document notably the Revised Energy Strategy Revision a, associated key energy sustainability points and the revised EV charging points plan and note the contents therein.

The energy strategy indicates that by the fabric approach with solar PV that the Carbon reduction will be 19% below Part L1A 2013 Building Regulation standards. Whilst this is to be welcomed, in June this year the revised Building Regulations as a stepping stone to the Future Homes Standard will require a 31% reduction over Part L1A standards. With this in mind and to help future occupiers with regard to the present significant increase in fuel costs it would be an opportunity to review the strategy.

The inclusion of electric vehicle charging points to dwellings is to be welcomed.

I have no objection to this application and should the planning department deem to permit I would suggest the following conditions taking into account the points mentioned above.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

A Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements>

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Regards,

Peter

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