

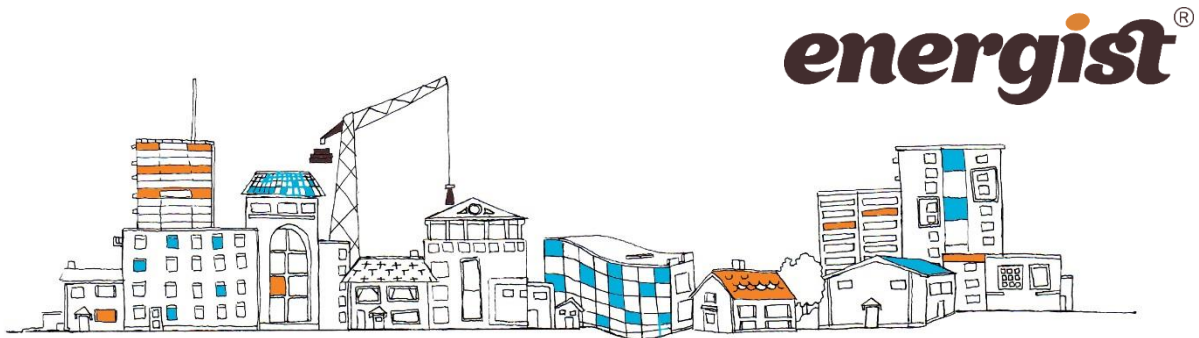
Energy Statement

Bird in Eye Farm, Uckfield TN22 5HA

On behalf of Croudace Homes Group

Revision A

Date: 21/05/2021



REVISION HISTORY

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Calculations contained within this report have been produced based on information supplied by the Client and the design team. Any alterations to the technical specification on which this report is based will invalidate its findings.

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Energy & Sustainability Statement

Bird in Eye Farm, Uckfield TN22 5HA

May 2021

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Document Control

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Revision History

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This report has been produced to demonstrate compliance with Part L of the Building Regulations and Local/regional policies relating to sustainability. How this impacts upon other aspects of the Building Regulations will need to be checked and confirmed by a suitably qualified professional.

1. Executive Summary

- 1.1 This Energy Statement has been prepared in support of a planning application at Bird in Eye Farm, Bird in Eye Hill, Uckfield, TN22 5HA. The application consists of the proposed residential development of 290 homes.
- 1.2 This sustainability and energy statement has been produced to show compliance with Policy WCS14 Presumption in favour of sustainable development contained within the Wealden District Local Plan Core Strategy (2013). This is achieved by outlining the predicted energy demand and resultant carbon emissions of the development. It also shows how the proposals have incorporated energy efficiency measures informed by the Wealden Design Guide Supplementary Planning Document Section 4 Sustainability.
- 1.3 In order to meet the requirements, the energy hierarchy has been followed. The development has improved upon the building regulation requirements through passive design and a fabric first approach. High levels of insulation and energy efficient services and fixings have been specified.
- 1.4 At this early design stage 20 sample SAP calculations have been completed to assess compliance with Part L of the Building Regulations and establish the annual energy demand and CO₂ emissions. The sample SAP calculations have been selected as a representative sample of the proposed dwellings across the site and have been modelled with multiple orientations. A full schedule of the assessed plots can be found in the Appendix.
- 1.5 The sample SAP calculations have then been multiplied by the number of each type proposed across the whole site. This has been completed to enable an estimation of the site wide energy demand and CO₂ emissions. The SAP calculations completed are indicative and are subject to change depending upon future design iterations.
- 1.6 Through energy efficient design and the specification of high efficiency building services a 1.0% reduction in Carbon emissions and a 1.10% reduction in energy demand has been achieved. In addition to the above the assessed dwellings fabric energy efficiency improves upon the target fabric energy efficiency by a margin of 9.53%.
- 1.7 This has been deemed adequate to satisfy Part L1A of the Building Regulations, and therefore Policy WCS14 of the Wealden District Local Plan Core Strategy. A summary of the predicted site wide emissions and energy demand is shown below.

	Energy demand (kWh pa)	Energy saving achieved (%)	Regulated CO ₂ emissions (kg pa)	Saving achieved on residual CO ₂ emissions (%)
Building Regulations Part L Compliance (target energy demand and emissions)	2,162,311.11	-	507,065.62	-
Proposed scheme after energy efficiency measures (residual energy demand and emissions)	2,138,619.66	1.10%	501,976.85	1.00%

Table 1: Summary of site wide emissions and energy demand

2. Introduction

- 2.1 E & S Bristol have prepared this energy statement on behalf of Energist Ltd in support of a planning application at Bird in Eye Farm, Bird in Eye Hill, Uckfield, TN22 5HA. The application consists of the proposed residential development of 290 homes.
- 2.2 The statement outlines how the proposed development complies with the National Planning Policy Framework with regards to achieving a sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own need.
- 2.3 In particular this statement sets out the approach to satisfying the environmental objectives of Wealden planning policy. This will be achieved by contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.
- 2.4 The following documents have been used and referred to in this statement in order to deliver compliance with National, Regional and Local Policy;
- The National Planning Policy Framework (2019)
 - Wealden District Local Plan Core Strategy (2013)
 - Wealden Design Guide Supplementary Planning Document (2008)
 - Part L1A Conservation of fuel and power in new dwellings (2013, 2016 Amendments)
- 2.5 Consideration has been given to the current and future intentions of the building regulations and planning policy for sustainable development.

3. Policy Review

Wealden District Local Plan Core Strategy

Policy WCS14 Presumption in Favour of Sustainable Development

3.1 Wealden District Local Plan Core Strategy Policy WCS14 has been outlined below;

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted.*

3.2 Elaborating on the above policy in section 7.28 the following text has been included for clarification;

In order to set targets for sustainable construction techniques it is necessary to justify the need for any local targets and not duplicate those provided in other legislation. Work has been undertaken in relation to setting a carbon emission target in both residential and commercial properties and is set out in the Wealden Renewable Energy Study. However, it is proposed that through revisions to Part L of the Building Regulations that national requirements for carbon emission reductions will be introduced (for both domestic and non-domestic buildings). Therefore it will not be necessary to duplicate a similar provision in the Core Strategy.

However, if opportunities arise for decentralised renewable energy in sites allocated in the Strategic Sites or Delivery and Site Allocations DPDs this can be detailed in these documents, and if changes in Building Regulations do not occur further consideration will be made as to the need to implement carbon reduction targets. Criteria for the siting of renewable and or low carbon energy sources will be provided in the Delivery and Site Allocations DPD

3.3 Section 7.28 states that Wealden District Councils energy and carbon requirements are in line with Part L of the building regulations. Therefore by demonstrating compliance with Part L, Policy WCS14 has been satisfied.

4. Baseline Assessment

- 4.1 Following the Part L methodology, this energy assessment will first establish the developments baseline energy demand and subsequent CO₂ emissions. This baseline has been calculated using the Target Emission Rate (TER) and Target Energy Demand both taken from the SAP Calculations undertaken using Stroma FSAP 2012.
- 4.2 The figures extrapolated from the SAP Calculations have then multiplied by the number of each dwelling type across the site.
- 4.3 The TER sets a minimum allowable standard for the energy performance of a building to comply with Part L of the Building Regulations and is defined by the annual CO₂ emissions of a notional building of same type, size and shape to the proposed building. TER is expressed in annual kg of CO₂ per m².
- 4.4 The Baseline CO₂ emissions and energy demand are outlined in Tables 1 and 2 below.

Dwelling Reference	Floor Area m ²	Target Emission Rate (TER)	Target CO ₂ Emissions kgCO ₂ /Year
A2708M - 2 Bed N	1975.00	19.46	38433.50
A2708M - 2 Bed S	1896.00	19.57	37104.72
A2708M - 2 Bed E	1896.00	19.64	37237.44
A3710M - 3 Bed N	1861.20	18.54	34506.65
A3710M - 3 Bed S	1768.14	18.53	32763.63
B3017M - 3 Bed N	2082.57	18.10	37694.52
B3017M - 3 Bed S	2082.57	18.45	38423.42
B3017M - 3 Bed E	1983.40	18.44	36573.90
S4029M - 4 Bed N	3349.03	19.71	66009.38
S4029M - 4 Bed S	3349.03	19.73	66076.36
A1701M - 1 Bed GF Flat N	949.62	21.83	20730.20
A1701M - 1 Bed 1F Flat N	949.62	21.11	20046.48
A27031M - 2 Bed GF Flat N	560.16	19.70	11035.15
A27031M - 2 Bed 1F Flat N	490.14	19.07	9346.97
F1001M - 1 Bed GF Flat N	264.40	21.38	5652.87
F1001M - 1 Bed GF Flat N	211.52	20.67	4372.12
F2003M A - 2 Bed GF Flat N	146.10	18.78	2743.76
F2003M A - 2 Bed 1F Flat N	146.10	18.34	2679.47
F2003M B - 2 Bed GF Flat E	146.10	19.60	2863.56
F2003M B - 2 Bed 1F Flat E	146.10	18.97	2771.52
		Total	507,065.62

Table 2: Summary of emissions of baseline assessment (Site Wide)

Dwelling Reference	Heating Demand kWh/Year	Hot Water Demand kWh/Year	Auxiliary Demand kWh/Year	Lighting kWh/Year	Total Energy Demand kWh/Year
A2708M - 2 Bed N	93322.00	58960.00	1875.00	8808.75	162965.75
A2708M - 2 Bed S	90590.64	56587.92	1800.00	8456.40	157434.96
A2708M - 2 Bed E	91170.00	56598.00	1800.00	8456.40	158024.40
A3710M - 3 Bed N	87044.80	49558.20	1500.00	8119.80	146222.80
A3710M - 3 Bed S	82602.69	47081.24	1425.00	7713.81	138822.74
B3017M - 3 Bed N	97235.46	52748.64	1575.00	8643.39	160202.49
B3017M - 3 Bed S	100608.90	52710.84	1575.00	8643.39	163538.13
B3017M - 3 Bed E	95756.40	50217.00	1500.00	8231.80	155705.20
S4029M - 4 Bed N	211201.64	61112.38	1725.00	12116.86	286155.88
S4029M - 4 Bed S	211534.45	61110.77	1725.00	12116.86	286487.08
A1701M - 1 Bed GF Flat N	45575.49	36287.34	1425.00	4449.61	87737.44
A1701M - 1 Bed 1F Flat N	42329.72	36345.67	1425.00	4449.61	84550.00
A27031M - 2 Bed GF Flat N	25398.00	17956.16	600.00	2618.40	46572.56
A27031M - 2 Bed 1F Flat N	20763.26	15734.18	525.00	2291.10	39313.54
F1001M - 1 Bed GF Flat N	12486.05	9807.25	375.00	1241.20	23909.50
F1001M - 1 Bed GF Flat N	9277.84	7858.36	300.00	992.96	18429.16
F2003M A - 2 Bed GF Flat N	5999.06	4581.58	150.00	732.16	11462.80
F2003M A - 2 Bed 1F Flat N	5696.14	4586.62	150.00	732.16	11164.92
F2003M B - 2 Bed GF Flat E	6562.72	4573.06	150.00	732.16	12017.94
F2003M B - 2 Bed 1F Flat E	6132.20	4579.46	150.00	732.16	11593.82
				Total	2,162,311.11

Table 3: Summary of energy demand of baseline assessment (Site Wide)

4.5 The site wide Target Emission Rate and energy demand are summarised below:

Target CO₂ emissions (TER x Floor Area) 507,065.62 KgCO₂/Year

Target energy demand 2,162,311.11 kWh/Year

5. Energy Efficient Design

- 5.1 The dwellings have been designed to exceed Building Regulations requirements (Part L1A 2013) and seeks to maximise the energy and CO₂ reduction through demand reduction measures. These typically include a combination of passive design measures (e.g. building design and efficient building fabric) and active design measures (e.g. Building services).
- 5.2 From the outset a high standard of sustainable design and construction has been incorporated into the design of the proposal. To reduce CO₂ emissions high level of high-performance insulation will be specified. Through increased thickness and an improved thermal conductivity of the insulation the U-Values for the thermal elements will exceed the Building Regulations Part L1A standards. These high levels of insulation will help to contain heat within the dwelling therefore reducing demand on the heating and associated CO₂ emissions. At this stage in the design, target U values have been used which will exceed the Building Regulations Part L1A standards.
- 5.3 During construction, efforts will be taken to overlap all insulation and effectually seal joints where air leakage and thermal bridging could occur. The accredited construction details (ACDs) will be implemented. Alongside the ACDs once the final construction methodology has been confirmed appropriate calculated psi values will also be implemented where possible.
- 5.4 The ventilation strategy consists of system 1 (trickle vents and intermittent extract fans). Mechanical extract fans will be installed in the kitchen and wet rooms with fresh air supplied via background ventilation in the habitable spaces. Fans with a low specific fan power will be selected, which means that the system requires reduced amounts of energy to run effectively.
- 5.5 In addition to the extract fans, passive measures will be implemented to assist with cooling these include openable windows, high ceilings and the effective use of thermal mass.
- 5.6 The lighting used will be low energy LED fittings throughout defined as having an efficacy greater than 45 Lumens/circuit Watt.
- 5.7 The following Table 4 provides a summary of the energy efficient and carbon reducing design characteristics incorporated across the development.

Thermal Element/ Controlled Service	Specification	U-value
Ground Floor	Target U value, construction TBC	0.12 W/m ² k
Exposed Floor	Target U value, construction TBC	0.14 W/m ² k
External Wall	Target U value, construction TBC	0.18 W/m ² k
Wall to Garage	Target U value, construction TBC	0.18 W/m ² k
Stud Wall to Eaves	Target U value, construction TBC	0.18 W/m ² k
Dormer Cheeks & Face	Target U value, construction TBC	0.18 W/m ² k
Wall to Corridor	Target U value, construction TBC	0.18 W/m ² k
Warm Pitch Roof	Target U value, construction TBC.	0.18 W/m ² k
Cold Pitch Roof	Target U value, construction TBC. (approx. 400mm mineral wool)	0.11 W/m ² k
Windows & Glazed Doors	Double glazed argon filled Low-E coated glass G value: 0.63.	1.40 w/m ² k
Entrance Doors	Insulated external door	1.40 w/m ² k
Flat Entrance Door	Insulated individual flat entrance door	1.40 w/m ² k
Air permeability	Target air pressure test score of 5 m ³ /hm ²	
Thermal bridging	Accredited construction details to be implemented	
Ventilation	Naturally ventilated with extract fans in kitchen, utility, bathrooms & WCs	
Heating system (up to and including 3 bed dwellings)	Mains gas condensing boiler, Ideal Vogue Max Combi 89.2% efficient. Linked to radiators	
Hot water (up to and including 3 bed dwellings)	From combi boiler (no hot water storage)	
Heating system (4 bed dwellings)	Mains gas condensing boiler, Ideal Vogue Max System 89.4% efficient. Linked to radiators	
Hot water (4 bed dwellings)	From system boiler. 250L Cylinder with thermostat in heated space with loss factor no greater than 1.9 kWh/day, fully insulated pipework and on separate timer	
Heating controls (all dwellings)	Time and temperature zone controls through arrangement of plumbing with delayed start thermostat	
Lighting	Low Energy LED Lighting throughout. Minimum efficacy 45 Lm/cW	

Table 4: Be Lean building specification

6. As Proposed Dwellings

6.1 Incorporating the energy efficient design features outlined in Section 5 results in the emissions outlined in Table 5 and energy demand shown in Table 6.

Dwelling Reference	Target Emission Rate (TER)	Dwelling Emission Rate (DER)	Target CO ₂ Emissions kgCO ₂ /Year	Proposed CO ₂ Emissions kgCO ₂ /Year	Percentage Improvement
A2708M - 2 Bed N	19.46	19.37	38433.50	38255.75	0.46
A2708M - 2 Bed S	19.57	19.48	37104.72	36934.08	0.46
A2708M - 2 Bed E	19.64	19.54	37237.44	37047.84	0.51
A3710M - 3 Bed N	18.54	18.43	34506.65	34301.92	0.59
A3710M - 3 Bed S	18.53	18.42	32763.63	32569.14	0.59
B3017M - 3 Bed N	18.10	18.10	37694.52	37694.52	0.00
B3017M - 3 Bed S	18.45	18.43	38423.42	38381.77	0.11
B3017M - 3 Bed E	18.44	18.43	36573.90	36554.06	0.05
S4029M - 4 Bed N	19.71	19.40	66009.38	64971.18	1.57
S4029M - 4 Bed S	19.73	19.42	66076.36	65038.16	1.57
A1701M - 1 Bed GF Flat N	21.83	21.50	20730.20	20416.83	1.51
A1701M - 1 Bed 1F Flat N	21.11	20.87	20046.48	19818.57	1.14
A27031M - 2 Bed GF Flat N	19.70	18.90	11035.15	10587.02	4.06
A27031M - 2 Bed 1F Flat N	19.07	18.15	9346.97	8896.04	4.82
F1001M - 1 Bed GF Flat N	21.38	20.97	5652.87	5544.47	1.92
F1001M - 1 Bed GF Flat N	20.67	20.33	4372.12	4300.20	1.64
F2003M A - 2 Bed GF Flat N	18.78	18.25	2743.76	2666.33	2.82
F2003M A - 2 Bed 1F Flat N	18.34	17.71	2679.47	2587.43	3.44
F2003M B - 2 Bed GF Flat E	19.60	18.92	2863.56	2764.21	3.47
F2003M B - 2 Bed 1F Flat E	18.97	18.12	2771.52	2647.33	4.48
		Total	507,065.62	501,976.85	1.00

Table 5: Summary of proposed emissions (Site Wide)

Dwelling Reference	Heating Demand kWh/Year	Hot Water Demand kWh/Year	Auxiliary Demand kWh/Year	Lighting kWh/Year	Total Energy Demand kWh/Year
A2708M - 2 Bed N	101856.50	49624.75	1875.00	8808.75	162165.00
A2708M - 2 Bed S	98675.52	47637.60	1800.00	8456.40	156569.52
A2708M - 2 Bed E	99205.92	47639.04	1800.00	8456.40	157101.36
A3710M - 3 Bed N	94138.80	41551.20	1500.00	8119.80	145309.80
A3710M - 3 Bed S	89351.68	39473.83	1425.00	7713.81	137964.32
B3017M - 3 Bed N	105752.64	44208.78	1575.00	8643.39	160179.81
B3017M - 3 Bed S	108942.75	44202.27	1575.00	8643.39	163363.41
B3017M - 3 Bed E	103720.00	42099.80	1500.00	8231.80	155551.60
S4029M - 4 Bed N	206259.63	61267.17	1725.00	12116.86	281368.66
S4029M - 4 Bed S	206529.88	61266.02	1725.00	12116.86	281637.76
A1701M - 1 Bed GF Flat N	48674.96	31717.46	1425.00	4449.61	86267.03
A1701M - 1 Bed 1F Flat N	45898.11	31721.64	1425.00	4449.61	83494.36
A27031M - 2 Bed GF Flat N	26044.96	15228.56	600.00	2618.40	44491.92
A27031M - 2 Bed 1F Flat N	21097.93	13328.07	525.00	2291.10	37242.10
F1001M - 1 Bed GF Flat N	13255.75	8526.50	375.00	1241.20	23398.45
F1001M - 1 Bed GF Flat N	9975.12	6822.20	300.00	992.96	18090.28
F2003M A - 2 Bed GF Flat N	6356.58	3867.96	150.00	732.16	11106.70
F2003M A - 2 Bed 1F Flat N	5987.70	3868.64	150.00	732.16	10738.50
F2003M B - 2 Bed GF Flat E	6813.24	3866.48	150.00	732.16	11561.88
F2003M B - 2 Bed 1F Flat E	6267.40	3867.64	150.00	732.16	11017.20
Total					2,138,619.66

Table 6: Summary of proposed energy demand (Site Wide)

6.2 The site wide emissions are summarised below:

Baseline CO₂ emissions (TER x Floor Area) 507,065.62 KgCO₂/Year

Proposed CO₂ emissions (DER x Floor area) 501,976.85 KgCO₂/Year

6.3 The proposed site wide emissions improve upon the Target Emission Rate by **1.00%**. This has been achieved through energy efficient design and specification of high efficiency services.

6.4 The site wide energy demand is summarised below:

Baseline energy demand 2,162,311.11 KgCO₂/Year

Proposed energy demand 2,138,619.66 KgCO₂/Year

6.5 The proposed site wide energy demand improves upon the target energy demand by a margin of **1.10%**.

6.6 This satisfies Policy WCS14 of the Wealden District Local Plan Core Strategy as the Part L targets for CO₂ emissions have been exceeded. This has been achieved directly through energy efficient design and high efficiency building services.

7. Sustainable Design

Water Conservation

- 7.1 In order to minimise internal potable water consumption, consideration will be given to the flow rates of the fixtures and fittings. Table 10 below gives some good practice targets which the design team will endeavour to specify on site. The flow rates and capacities will be achieved through the use of flow restrictors and water efficient appliances.

Installation Type	Unit of Measure	Capacity / Flow Rate
WC's Full Flush	Average flushing volume (Litres)	6
WC's Part Flush	Average flushing volume (Litres)	4
Kitchen Taps	Flow Rate (Litres/minute)	7
Other Taps	Flow Rate (Litres/minute)	6
Bath	Capacity to overflow (Litres)	190
Shower	Flow Rate (Litres/minute)	10

Table 7: Target capacity/flow rates to meet Part G requirements

Waste and Recycling

- 7.2 The successful site contractors will be encouraged to operate an environmental management policy, also as a mandatory requirement provide a Resource Management Plan (RMP) detailing the strategy of avoiding the use of landfill and recycling by sorting waste streams.
- 7.3 The contractors will be encouraged to manage recycling and waste efficiently. The principles of the waste hierarchy will be followed, by that, emphasis is placed on re-use followed by recycling and composting before energy recovery and disposal is considered. The aim is to reduce the waste arising from the start and encouraging waste to be diverted from landfill.
- 7.4 Waste minimisation targets will be set out and details of waste minimisation actions undertaken, with procedures followed for estimation, monitoring and measuring of any site waste arising.
- 7.5 In conjunction with the end user a suitable waste strategy will be discussed and implemented incorporating sufficient labelled recyclable storage both internally and externally.

Site Management

- 7.6 The appointed contractor will be encouraged to meet the requirements of an environmental management scheme such as the Considerate Constructors Scheme. This will help ensure that the site is managed in an environmentally, socially considerate and accountable manner.
- 7.7 In addition, the contractor will be encouraged to ensure that all resources including energy on site, water, pollution and energy off-site, will be monitored and minimized where possible to current Department of Trade and Industry (DTI) 'best practice' targets.

Materials

- 7.8 The contractor will be encouraged to operate an environmental materials policy for sourcing of construction products.
- 7.9 Wherever possible all materials will be locally sourced, this will help minimise the environmental impact of transport to the site.
- 7.10 For all materials used in the scheme, consideration will be given in respect of the responsible sourcing certification level they achieve. An effort shall be made to ensure all timber used in the project is locally sourced. All timber specified will be sourced in line with the UK governments timber procurement policy and be specified from sustainable sources such as FSC- or PEFC-certified whenever possible.
- 7.11 Where feasible any existing materials will be reused. All new materials on site will be considered for re-use and future recycling. The level of new aggregates used shall be minimised through use of recycled aggregates and waste minimisation.

Air Quality and Pollution

- 7.12 The presence of VOCs in paint is significant both in terms of environmental impact and to health. Volatile Organic Compounds, VOCs, are organic compounds that have high enough vapour pressures to enable them to vaporise into the atmosphere, solvents are of particular concern within buildings. To help create a healthy internal environment all internal finishes and fittings will be specified with low solvent and emissions of volatile organic compounds
- 7.13 Good construction site practice will help to control and prevent pollution, all endeavours will be made to reduce any negative air quality impact of the construction activities. Those which can contribute to air pollution include: land clearing, operation of diesel engines, demolition, toxic materials and creation of dust (typically from concrete, cement, wood, stone).
- 7.14 A number of measures will be encouraged on site to minimise pollution, these will include. Controlling dust on site through fine water sprays used to dampen down the site. Regular inspections for spillages and avoiding washing into waterways or drainage areas.
- 7.15 Skips with construction waste should be covered when leaving the site. No burning of materials will be carried out on site. Noise pollution can be reduced through careful handling of materials; using modern equipment and generators.

Smart Metering

- 7.16 Next generation digital Smart Meters shall be used to provide accurate information to the users to identify patterns and trends of use and seasonal fluctuations, this will aid the user to make adjustments in order to reduce energy use.
- 7.17 Smart Meters will enable the network operators and energy suppliers to be ready for future Smart Grid.

8. Conclusions

- 8.1 E & S Bristol has explored the options for reducing the energy demands and CO₂ emissions for the proposed development at Bird in Eye Farm, Bird in Eye Hill Uckfield. This Energy Strategy has identified a set of deliverable energy strategy solutions that when adopted would ensure the development complied with relevant national planning policy and Wealden District Local Plan Core Strategy policies relating to sustainable development.
- 8.2 Through energy efficient design and the specification of high efficiency building services a 1.0% reduction in Carbon emissions and a 1.10% reduction in energy demand has been achieved. In addition to the above the assessed dwellings fabric energy efficiency improves upon the target fabric energy efficiency by a margin of 9.53%.
- 8.3 This has been deemed adequate to satisfy Part L1A of the building Regulations, and therefore Policy WCS14 of the Wealden District Local Plan Core Strategy. A summary of the site wide emissions and energy demand is shown below.
- 8.4 Further Details are shown in the summary table below. SAP Reports for the assessed plots are available upon request.

	Energy demand (kWh pa)	Energy saving achieved (%)	Regulated CO ₂ emissions (kg pa)	Saving achieved on residual CO ₂ emissions (%)
Building Regulations Part L Compliance (target energy demand and emissions)	2,162,311.11	-	507,065.62	-
Proposed scheme after energy efficiency measures (residual energy demand and emissions)	2,138,619.66	1.10%	501,976.85	1.00%

Appendix

Schedule of assessed plots

Dwelling Type	Quantity	Total
A2708M - 2 Bed N	25	73
A2708M - 2 Bed S	24	
A2708M - 2 Bed E	24	
A3710M - 3 Bed N	20	39
A3710M - 3 Bed S	19	
B3017M - 3 Bed N	21	62
B3017M - 3 Bed S	21	
B3017M - 3 Bed E	20	
S4029M - 4 Bed N	23	46
S4029M - 4 Bed S	23	
A1701M - 1 Bed GF Flat N	19	38
A1701M - 1 Bed 1F Flat N	19	
A27031M - 2 Bed GF Flat N	8	15
A27031M - 2 Bed 1F Flat N	7	
F1001M - 1 Bed GF Flat N	5	9
F1001M - 1 Bed GF Flat N	4	
F2003M A - 2 Bed GF Flat N	2	8
F2003M A - 2 Bed 1F Flat N	2	
F2003M B - 2 Bed GF Flat E	2	
F2003M B - 2 Bed 1F Flat E	2	