



WHITE PEAK Planning

**APP/W0340/W/20/3265460**

Appeal by Bloor Homes and Sandleford Farm  
Partnership

Sandleford Park, Newbury

**APP/21** – Summary Proof of Evidence on matters  
of Sustainability and Energy Performance

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## 1.0 Summary Proof of Evidence

### 1.1 Introduction and Scope of Evidence

1.1.1 This summary and main Proof of Evidence has been prepared by Christopher Garratt on behalf of the Appellants. It relates to matters of sustainability and energy performance and has been prepared specifically in response to reason for refusal 5 (RFR5) of **CD4.2**.

### 1.2 Qualifications

1.2.1 I am a Director at White Peak Planning (WPP) and have over 15 years of experience working in planning and environmental consultancy. I am a Chartered Town Planner and Practitioner Member of the Institute of Environmental Management and Assessment (IEMA).

1.2.2 I have been involved in the Appeal scheme since 2014 and have prepared Energy and Sustainability Statements for each of the planning applications. As I am not a registered energy assessor or BREAAAM Assessor, technical information relied upon within this evidence was prepared by Briary Energy.

### 1.3 The Development Plan, Local Planning Guidance and Material Considerations

1.3.1 The relevant policies of the 2012 West Berkshire Core Strategy (**CD8.5**) are ADPP2, CS15, CS3 and CS14 and local planning guidance is set out in the Sandford Park Supplementary Planning Document (SPD) (**CD8.14**).

1.3.2 The policies and SPD require new development to reduce its carbon dioxide emissions beyond the requirements of Building Regulations through the use of low and zero-carbon energy generation. Residential development is also required to meet specific levels of the Code for Sustainable Homes (CfSH) and non-residential development to meet the BREEAM Excellent standard.

1.3.3 Other material considerations include:

1. The West Berkshire Environmental Strategy (**CD8.25**) and associated Declaration of Climate Emergency.
2. The LPA's objective to achieve Carbon Neutrality in West Berkshire by 2030.
3. The LPA's Annual Monitoring Reports (AMRs) (2017-2019).

### 1.4 National Policy

1.4.1 The Government announced through Written Ministerial Statements in 2014 and 2015 that:

1. The Code for Sustainable Homes (CfSH) was being withdrawn and many of its requirements consolidated into the Building Regulations.

2. The Deregulation Act 2015 would remove a local authority's power to set local energy standards beyond the requirements of Building Regulations and until such time, local authorities should not impose conditions with requirements above the equivalent of Level 4 of the CfSH (i.e. a 19% reduction in carbon dioxide emissions against Building Regulations Part L 2013).
  3. The Government no longer intended to proceed with the zero carbon Allowable Solutions carbon offsetting scheme or the proposed 2016 increase in on-site energy efficiency standards.
- 1.4.2 From 2016, the LPA's AMRs have acknowledged these changes to national policy and stated that the Council no longer requires major residential development to comply with the CfSH, or to be zero carbon.
- 1.4.3 On 20<sup>th</sup> January 2021, the Government published its response to the consultation on the proposed Future Homes Standard and a 'stepping stone' amendment to Building Regulations Part L.
- 1.4.4 The 2021 Building Regulations will require a 31% reduction in carbon dioxide emissions against Part L 2013. The Future Homes Standard, delivered through the 2025 change, will equate to a 75-80% reduction compared to Part L 2013.
- 1.4.5 The Government's response also stated that in the immediate term, the proposed changes set out in the Deregulation Act 2015 will not be commenced and LPAs will retain powers to set additional local energy efficiency standards beyond the requirements of Building Regulations Part L.

## 1.5 Appellant Response to RFR5

- 1.5.1 In response to RFR5 and changes in national policy, the Appellants propose the following condition:

*'Applications for the approval of Reserved Matters for new residential dwellings shall include a detailed Energy Statement. The Energy Statement shall set out how the development, or phase of development, shall reduce its carbon dioxide emissions by a minimum of 19% against the requirements of Building Regulations Part L 2013. A proportion of this must be achieved through the use of low or zero-carbon energy sources.'*

*In the event that changes to Building Regulations Part L come into effect requiring a reduction in carbon dioxide emissions of greater than 19% against the 2013 standard, the Energy Statement for subsequent Reserved Matters applications shall set out how the development or phase of development shall comply with the prevailing Building Regulations, including the use of low or zero-carbon energy sources.'*

*The residential dwellings shall be constructed in accordance with the details set out in the submitted Energy Statement.'*

- 1.5.2 Once the changes to Building Regulations come into effect in 2021 and 2025, the submitted Energy Statements shall then describe how the proposals comply with these requirements.

- 1.5.3 In accordance with Policies ADPP2, CS15, CS3 and CS14, the condition requires a reduction in carbon dioxide emissions against Part L 2013 and for a proportion of this to be achieved through low and zero carbon energy sources.
- 1.5.4 In response to Principle R1 of the SPD, electric vehicle charging infrastructure will be provided to each house. This will have a power output of 7KW, which is the current standard for domestic charging points. If necessary, this could be secured by planning condition.

### ***Non-residential Development***

- 1.5.5 Non-residential development at the site shall meet the BREEAM Excellent standard in accordance with Policy CS15. Planning conditions shall be used to secure this.

## **1.6 Conclusion**

- 1.6.1 The Appellants have addressed RFR5 with the proposed planning condition requiring a minimum 19% reduction in carbon dioxide emissions against Part L 2013 and the use of low and zero carbon energy sources.
- 1.6.2 The imposition of this condition, the provision of infrastructure for EV charging and the proposed changes to Building Regulations Part L in 2021 and 2025 will ensure that the proposals at Sandford Park are constructed to high environmental standards in accordance with the Council's aspirations set out in Development Plan Policies ADPP2, CS3, CS14 and CS15; the Vision, Strategic Objectives and Development Principle R1 of the Sandford Park SPD and the West Berkshire Environmental Strategy.
- 1.6.3 I therefore, conclude that there are no reasons relating to sustainability and energy performance why the Appeal should be dismissed.