

STUBTON DEVELOPMENT

Discharge of Condition 9 – Energy Consumption and Use of Water Resources

Planning Permission: Appeal Decision 6001313

Site: Stubton

Applicant: Webster Homes Ltd

Condition: 9

Condition 9 states:

“No development shall take place until details of energy consumption and use of water resources have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the dwelling they relate to is occupied.”

1. Energy Strategy

The proposed development will adopt a **fabric-first approach** to energy efficiency, with the primary objective of reducing the underlying energy demand of each dwelling before the contribution of renewable and low-carbon technologies is taken into account.

All principal elements of the thermal envelope, including the **external walls, roofs, ground floors, windows and external doors**, will be designed to achieve thermal performance **better than the minimum standards required by the applicable Building Regulations**.

Particular attention will also be given to reducing heat loss through thermal bridging and uncontrolled air leakage as part of the detailed design and construction of the dwellings.

On the basis of the proposed high-performance building fabric, efficient building services and renewable technologies, the dwellings are intended to achieve a **predicted SAP/EPC rating of A**, subject to the final dwelling-specific SAP calculations undertaken as part of the Building Regulations process.

2. Heating and Renewable Energy

The development will utilise **low-carbon electric heating**, with air-source heat pump systems providing space heating and domestic hot water.

No conventional fossil-fuel gas heating system is proposed.

The energy strategy will additionally incorporate:

- high-efficiency heating and hot-water controls;
- low-energy LED lighting throughout;
- high-performance glazing;
- appropriately designed ventilation systems;
- roof-mounted photovoltaic solar panels, where required as part of the final SAP and energy design; and
- electric vehicle charging infrastructure in accordance with the applicable requirements.

Final SAP calculations will be undertaken for the individual dwellings as the detailed technical design is completed. These calculations will be used to confirm the required combination of fabric performance, building services and renewable energy provision.

3. Water Resources

Water consumption will be minimised through the specification of modern water-efficient fixtures and fittings.

Measures will include, where appropriate:

- dual-flush WCs;
- water-efficient taps;
- water-efficient showers;
- efficient sanitaryware and appliances; and
- measures to encourage the reuse of rainwater for external garden watering, such as water butts/rainwater collection.

The detailed design of the dwellings will meet or improve upon the applicable Building Regulations requirements relating to potable water consumption.

4. Conclusion

The Stubton development has therefore been designed around a **fabric-first, low-energy approach**, supported by low-carbon heating and renewable energy generation.

The combination of:

enhanced building fabric + air-source heat pumps + renewable energy + efficient building services + reduced water consumption

will result in highly energy-efficient dwellings with substantially reduced operational energy demand compared with conventionally constructed housing.

The approved measures described above will be incorporated into the detailed construction specification and implemented prior to occupation of the respective dwellings.