

Squires Planning
The Long Barn
Poplars Place
Turners Hill Road
Crawley
West Sussex
RH10 4HH



05/09/2024

FAO: James Halls

Project: Parkfields Farm

James,

As discussed we've reviewed the proposed development of a new warehouse building at Parkfields Farm against the requirements of the Mid Sussex Local Plan 2014-31, in particular policy DP39: Sustainable Design & Construction, and Part L 2021 (in particular the guidance contained in Approved Document L2 2021 as relates to non-domestic buildings).

Policy DP39 requires that development minimise energy use through the design and layout of the scheme. This proposal is for a warehouse building that will not be heated to condition the indoor environment – as it is not intended to be an occupied space. As such the building will only use energy for lighting the internal environment. The use of this will be kept to a minimum through the use of high-efficiency LED light fittings. The use of automatic occupancy controls (such as daylight sensors and PIRs) will be considered as part of the detailed design process post-planning to reduce energy consumption from the lighting to as low as possible.

It is not considered that it is possible to produce a more detailed Energy Statement due to the unheated nature of the development. Approved Document L2 2021 is clear that buildings such as this with a low energy demand for fixed heating & cooling systems lie outside of the scope of Part L of the Building Regulations¹. As a result modelling the energy consumption using software such as SBEM or IES is not possible, as these packages require space heating to be specified to produce meaningful energy consumption data.

As a result of the above it can be seen that the intrinsic low-energy nature of the development complies with the intention of policy DP39. The fact that a more detailed energy statement cannot be undertaken due to the lack of fixed heating or cooling systems means that this statement should be taken as confirmation of the low-energy and, therefore, low operational carbon dioxide emissions of the development.

Any questions or comments then please let us know.

Kind regards,



Tom Reynolds
Operations Director

¹ Approved Document L2 2021, paragraph 0.11, page 3