

Land South of St Stephen's Church Hamsland Horsted Keynes West Sussex
Discharge of condition number 16 relating to Sustainability

"No development shall take place above slab level unless and until the applicant has submitted a Sustainability Statement that sets out clearly what sustainable measures will be incorporated into the development aimed at minimising the amount of energy that the buildings will use.

Reason: In the interests of sustainability and to accord with Policy DP39 of the District Plan, Policy SA GEN of the Site Allocations DPD and Policy HK11 of the Neighbourhood Plan".

The Parish Council have considered the developer's application to discharge the above condition and wish to make the following formal comment:

The Parish Council are concerned that the Energy Statement submitted by the developer indicates that they do not propose to install solar panels, despite the fact that their own analysis suggests the roofs of the properties are suitable. The proposals therefore fail to comply with the first bullet point in DP39 because they do not "minimise the energy use through design and layout " and no justifiable reason has been given for not installing solar panels.

There is also concern that the proposal fails to comply with the Neighbourhood Plan Policy on HK11 on Sustainability as the developer has not clearly demonstrated how the development is "Zero Carbon Ready".

The Parish Council notes that construction on the development site appears have progressed well beyond that which should have been permitted prior to the discharge of this condition and given that the design decisions relating to "Zero Carbon Ready" need to be taken at a very early in the design process there is concern that compliance with the relevant policies referred to in the conditions have been completely overlooked by the design team.