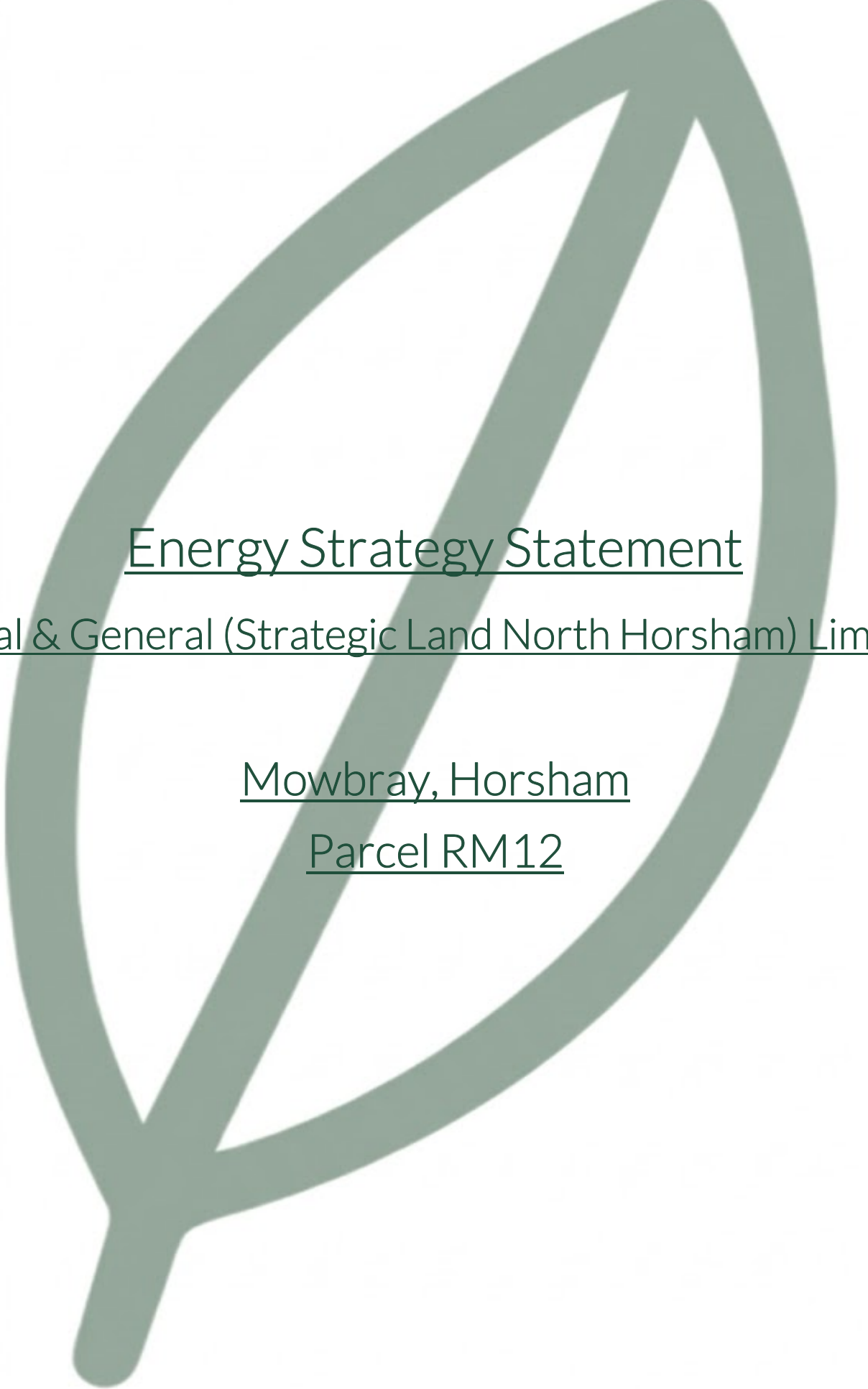




Energy Strategy Statement

Legal & General (Strategic Land North Horsham) Limited

Mowbray, Horsham

Parcel RM12

1. Executive Summary

Legal & General (Strategic Land North Horsham) Limited has instructed Briary to prepare this document, which examines the feasibility of suitable Low to Zero Carbon (LZC) sources, high-efficiency alternative systems, and low carbon energy efficiency measures.

The Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, and associated infrastructure. The developer will first ensure a Building Regulation compliant carbon reduction across all dwellings through fabric measures, before assessing LZC technologies where appropriate. The energy consumption figures for the development will be based on benchmark figures for each building type from SAP 2021.

1.1. Local Policy

Horsham District Planning Framework

November 2015

Policy 35

Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1. Reduced energy use in construction;
2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;
3. The use of decentralised, renewable and low carbon energy supply systems;

Policy 36

Strategic Policy: Appropriate Energy Use

Energy hierarchy

All development will be required to contribute to clean, efficient energy in Horsham based on the following hierarchy:

1. Lean – use less energy – e.g. through demand reduction
2. Clean – supply energy efficiently – e.g. through heat networks
3. Green – use renewable energy sources

Policy 37

Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;

1.2. Policy Response

The strategy calculates the total energy demand and associated CO₂ emissions arising from the development and demonstrates that a Building Regulation standards or better reduction can be achieved through ASHP and improved fabric efficiency measures.

2. National Planning Policy Framework (NPPF) - 2024

The latest National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of planning of sustainable development. The NPPF has guidance for developments to ensure they plan for climate change.

Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, 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 needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

162. Planning for climate change

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures⁶¹. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

164. New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
- b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

167. local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

3. Energy hierarchy through design

The Mowbray, Horsham Parcel RM12 development will be developed with the aim of reducing annual energy consumption, whilst providing energy in the most environmentally friendly way to reduce the annual CO₂ footprint.

This strategy has been developed using established methodology (as recommended by CIBSE). It has three stages of priority, seeking to reduce energy use through the cleanest possible solutions.

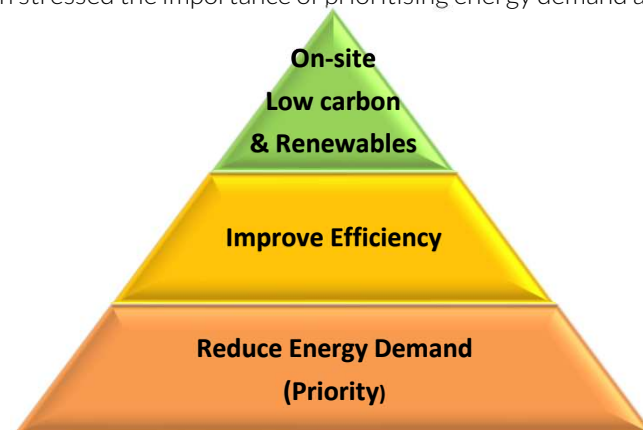
Be Lean - Reducing energy needs through improved design and construction.

Be Clean - Supply energy efficiently through the use of decentralised energy where feasible.

Be Green - Further reduce CO₂ emissions through the use of on-site renewable sources, where practical.

As this hierarchy demonstrates, designing out energy use is weighted more than the generation of low-carbon or renewable energy to offset unnecessary demand. Applied to the development of new housing, this approach is referred to as 'fabric first' and concentrates finance and efforts on improving U-values, reducing thermal bridging, improving airtightness and installing energy efficient ventilation and heating services.

This approach has been widely supported by industry and government for some time, with previous reports from Zero Carbon Hub [1] and Energy Saving Trust [2] having both stressed the importance of prioritising energy demand as a key factor in delivering resilient, low energy homes.



Further to the above methodology, we have also looked at other steps towards achieving a low carbon solution, including:

- The incorporation of passive design solutions by considering the dwellings orientation and layout solutions;
- The incorporation of energy efficiency measures through the design of services and improved fabric performance;
- Calculation of the predicted design energy consumption rates and associated annual CO₂ emissions in comparison with a 'baseline' building (using Part L Regulations compliance standards) to include both regulated and un-regulated energy use;
- Assessment of the viability of incorporating low and zero carbon energy sources.

Benefits of the Fabric First Approach	Fabric Energy Efficiency Measures	Bolt on renewable energy technologies
Energy/CO ₂ /fuel bill savings applied to all dwellings	✓	X
Savings built-in for life of dwelling	✓	X
Highly cost-effective	✓	X
Increases thermal comfort	✓	X
Potential to promote energy conservation	✓	✓
Minimal ongoing maintenance / replacement costs	✓	X
Minimal disruption to retrofit post occupation	✓	X

[1] Zero Carbon Hub, Zero Carbon Strategies for tomorrow's new homes, Feb 2013.

[2] Energy Saving Trust, Fabric first: Focus on fabric and services improvements to increase energy performance in new homes, 2010

4. Be Lean - Energy efficient design measures

Enhancing the thermal performance of the building is usually more cost effective than providing renewable energy, with more reliable CO₂ savings for the long-term life cycle of the building, without the cost of replacing mechanical or electrical components on a continual basis. Adding renewable technology will then maximise these carbon reductions, reducing the quantity required.

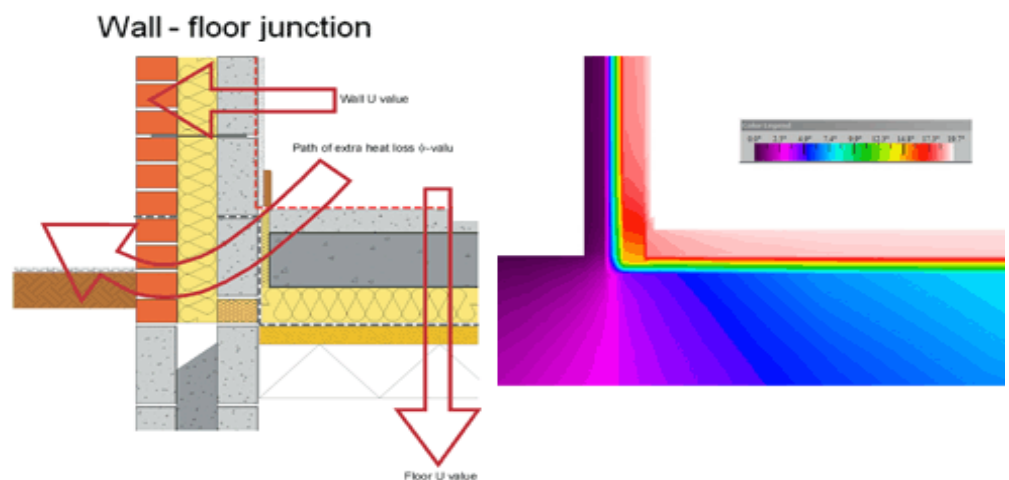
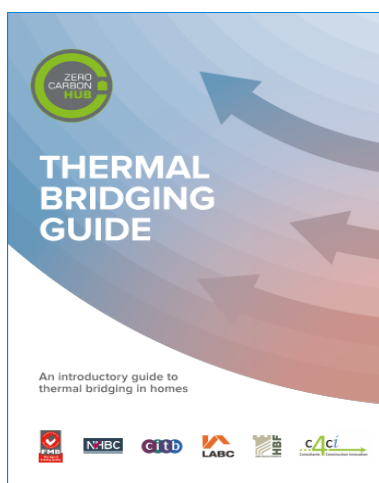
Element	Building Regulations	Proposed
Ground Floor	0.18 W/m ² k	0.13 W/m ² k
External Wall	0.26 W/m ² k	0.18 W/m ² k
Ins Joist	0.16 W/m ² k	0.11 W/m ² k
Ins Rafter	0.16 W/m ² k	0.11 W/m ² k
Windows	2.00 W/m ² k	1.20 W/m ² k
Doors	2.00 W/m ² k	1.20 W/m ² k
Air Permeability	8.00 m ³ /hm ² (@50 Pa)	5.00 m ³ /hm ² (@50 Pa)
Thermal Bridges	0.15 ≤ Y	Calculated Constructive Details

Improving the thermal bridge constructive details can have a great impact on the heat loss of the development, in some cases using enhanced details can make as much as a 27% improvement on fabric alone.

Fabric Efficiency (DFEE/TFEE)

3.80%

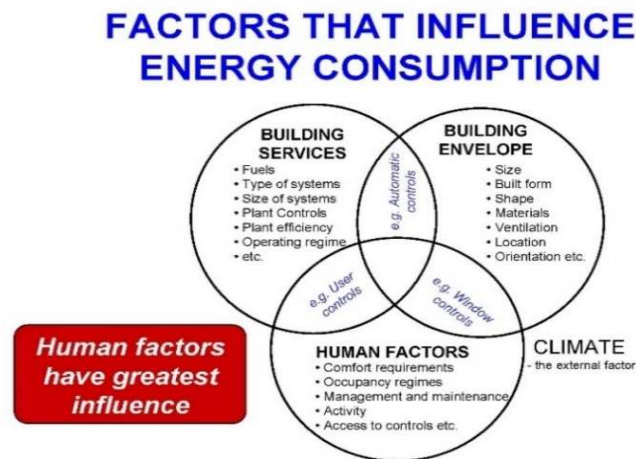
From the predicted SAP calculations, the Fabric Efficiency (DFEE/TFEE) is calculated to be 0.04%. This demonstrates that a fabric first approach has been taken and the energy hierarchy 'Be Lean' has been followed.



Additional improvements to thermal performance can be achieved by ensuring good practice airtightness targets are achieved. Simple measures like sealing around services (e.g. water, gas and cables), using proprietary seals and collars, ensuring blockwork is sealed and parging layer/plaster finish is applied to external walls before erecting studwork for internal partitions will all improve air tightness results.

5. Be Clean - Energy efficient M & E systems

Having reduced energy demand through the fabric first approach, we now look to specify mechanical and electrical systems with efficiencies that surpass the requirements of the Domestic and Non-domestic Building Services Compliance Guide (2013).



The following energy efficient systems are proposed. This covers the clean mechanical and electrical systems, HVAC (heating, ventilation, air conditioning), hot water, lighting and efficient controls. Some renewable factors may be considered and included at this stage, i.e.: heat recovery, air source heat pumps or ground source heat pumps. The suitability of such technologies will be explored further within this report.

Element	Compliance	Proposed
Low energy lighting (efficacy $\geq 45\text{lm/W}$)	75%	100%
ASHP	170%	170+%
Shower Save (WWHRS)	N/A	N/A
Hot Water Cylinder - L	Notional kWh/day	Calculated kWh/day
Heating controls	Programmer, TRV's & room stats	Time & Temp Zone controls (over 150m ²)
Advanced controls	N/A	delayed start
Ventilation (Intermittant Ventilation)	0.5 l/W/s (SFP)	0.5 l/W/s (SFP)

Water Efficiency Calculation

In the UK, Part G of the Building Regulations ensures buildings are constructed in a way that promotes water conservation. This includes setting limits on water usage to reduce environmental impact, lower utility costs, and ensure efficient use of water resources.

Water Efficiency Requirement:

Part G2. Outlines that buildings must meet the water consumption limit of 125 Litres per person per day (PP/PD) for residential buildings. The local policy outlines that buildings must meet the water consumption target of 110 Litres per person per day.

Approved Calculation Method:

To demonstrate compliance, the Water Efficiency Calculator must be used. This calculator factors in water-consuming fixtures, including taps, showers, baths, toilets, and appliances (such as washing machines and dishwashers).

The calculation is based on the flow rate of taps and showers and the flush volume of toilets, considering the water usage for each fixture.

Key Areas of Focus for Water Efficiency:

Taps & Showers: Use low-flow taps and showers to reduce water consumption.

Toilets & WCs: Install dual-flush toilets or low-flush models to reduce the amount of water per flush.

Dishwashers & Washing Machines: Use water-efficient appliances to limit water use.

Water Butts: Water Butts could be used to reduce external water demand.

The Local Policy for water Efficiency and domestic consumption states:

Policy 37

Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

2. Limit water use to 110 litres/person/day;

Calculating Water Efficiency

Water Efficiency Calculator is essential to ensuring compliance with Part G and the 110 Litres per person per day target. This tool evaluates water usage based on several parameters:

Fixed Appliances: taps, showers, baths, and toilets.

Non-Fixed Appliances: Appliances such as washing machines, dishwashers, and rainwater harvesting systems. Total Consumption: The total daily water consumption must be below 110 Litres per person per day.

The next page includes an example of how the water efficiency target could be met through the strategic use of capacities and flow rates. This is not a strict specification but serves as an example to demonstrate that the target is achievable.

Water efficiency targets would need to be calculated by the developer prior to construction to confirm compliance with the policy.

Water Calculaton:			Performance target:			110 Litres PP/PD	
Installation type	Unit of measure		Capacity/ flow rate	Use Factor		Fixed Use	Litres/ person/day
WC (dual flush)	Full flush volume		4	1.46		0	5.84
	Part flush volume		2	2.96		0	5.92
Taps (excluding kitchen/ utility room taps)	Flow rate (l/min)		7	1.58		1.58	12.64
Bath (where shower also present)	Capacity to overflow		180	0.11		0	19.80
Shower (where bath also present)	Flow rate (l/min)		8	4.37		0	34.96
Bath Only	Capacity to overflow		N/A	0.5		0	0.00
Shower only	Flow rate (l/min)		N/A	5.6		0	0.00
Kitchen/utility room sink taps	Flow rate (l/min)		7	0.44		10.36	13.44
Washing machine	Litres/kg dry load		8.17	2.1		0	17.16
Dishwasher	Litres/place setting		1.25	3.6		0	4.50
Waste disposal unit	Litres/use		N/A	3.08		0	0.00
Water softener	Ltrs/person/day		N/A	0		0	0.00
Greywater Contribution	N/A	Rainwater Contribution	N/A	Normalisation factor	0.91	Total calculated use	114.26
Normalised total water consumption			103.97			Total Water Consumption	108.97
External water use		5.00					
The calculation methodology is to be used to assess compliance against the water performance targets in Regulation 36. It is not a design tool for water supply and drainage systems. It is also not capable of calculating the actual potable water consumption of a new dwelling. Behaviour and changing behaviour can also have an effect on the amount of potable water used throughout a home. The calculation methodology uses the water consumption figures provided from manufacturers' product						Part G 17.K Compliance?	Yes.
						Performance Target Met?	Yes.

6. District Heating

As part of planning, any major development proposal should evaluate feasibility of energy systems in accordance with the following hierarchy: -

- Connection to existing heating and cooling networks;
- Site wide combined heat and power (CHP) network;
- Communal heating and cooling.

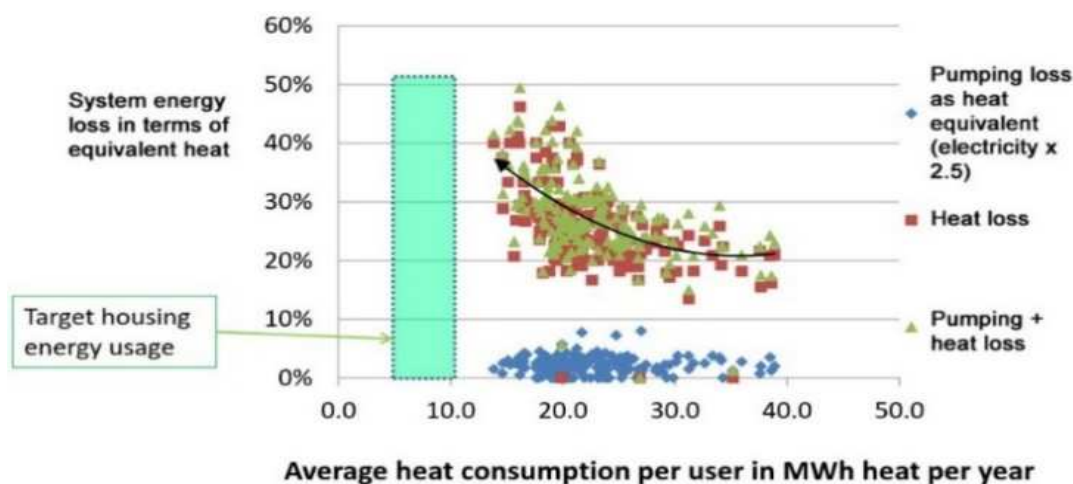
Over several years, building service engineers Max Fordham have studied the benefits and drawbacks of providing heat to buildings via hot water heat networks supplied from community scale heat sources, in particular combined heat and power (CHP). Government scenario planning includes predictions that by 2050 heat networks may supply about 20% of the UK's building heat demand [*D. o. E. & C. Change, "National Energy Efficiency Data-Framework (NEED) report: Summary of analysis 2013 Part 1," DECC, 2013.*]. It is clear that government policy is vigorously pursuing gas fired CHP with heat networks, but to what effect?

The issues are varied and complex, and include: consideration of the heat sources that may be in use in the future; the future strategy for national electricity generation; the difference between "as predicted" and "as measured"; the relationship to the intensity of heat demand; and the costs to the end users.

The most important aspect that Max Fordham concluded is that the heat network system heat losses are very large. They are much larger than the assumed values used in regulatory and system planning calculation methods (such as SAP).

An unfortunate feature of this (district heating) debate is that good quality data from a wide range of UK installations is not available or not publishable due to its commercially sensitive nature. Clearly this situation is not helping the UK develop a low carbon heat strategy.

However, data from the Danish District Heating Association shows that from analysis of about 100 installations the heat losses in the municipal distribution pipes ranged from 15% to 45% of the heat supplied. This is only the loss up to the building site boundaries. There will be additional losses inside the buildings too. The current UK average domestic heat demand is 14MWhr/dwelling/yr. [*D. o. E. a. C. Change, "National Energy Efficiency Data-Framework (NEED) Summary consumption statistics," DECC, 2011.*]. At this scale the Danish data shows that a heat loss of around 35%. If the heat demand from buildings is reduced to less than 10 MWh/yr. (which is desirable) then the heat losses might represent 50% of the heat supplied.



Danish data of heat and pumping losses in district heating systems. *Source: Birger Lauersen, International chef / Manager International Affairs, Dansk Fjernvarme / Danish District Heating Association*

District Heating - Continued

High system heat losses (and pumping demands) mean that in many cases, gas fired CHP with heat networks will not reduce, but increase carbon emissions. This is particularly true when compared to using individual gas boilers and electricity from the current national grid. It is clear that heat networks need to be reassessed (by the UK Government) taking into account the true extent of heat losses and/or the mitigation measures required to reduce them. If this is done, we may well see quite a change in national and local policies for heat networks, with or without CHP.

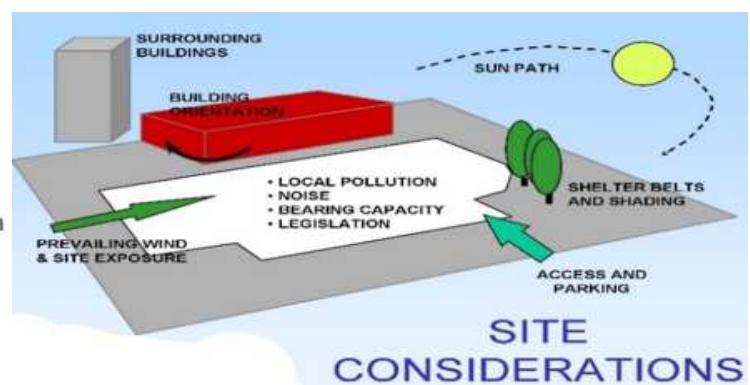
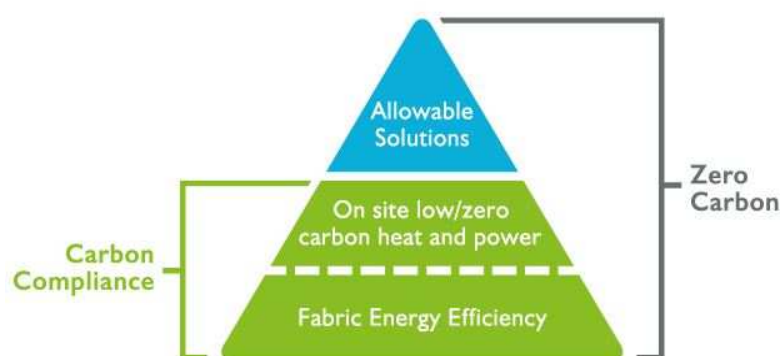
Our preference has always been a much more vigorous pursuit of heat demand reduction, principally by insulating and draught proofing existing buildings. From our observations of district heating systems we believe that the very high losses can be reduced with improved components, improved design and improved care during installation. However, it is highly unlikely that the system losses could be reduced to the levels that have informed current government policy anytime soon.

The development will not connect to any existing district heating system, nor will a new system be considered, for the following reasons:

- the site is mainly residential, with units dispersed over a large area. This will mean that a large distribution network would be required, and it is anticipated that distribution losses would be high.
- the carbon reduction and energy efficiency requirements can be achieved at a lower cost, and at a greater benefit to the homeowner the 'fabric first' approach is proposed.
- the site is too far away from existing District Heat networks.
- the home owners would be tied to the same supplier, removing choice.
- The statement on the previous page outlines why CHP and district heating systems are generally more expensive to run, consume more energy and issue more CO₂ than an equivalent "conventional" systems.

7. Low to Zero Carbon Technology Reductions

In order to satisfy local planning requirements, a detailed assessment of Low to zero carbon technologies will be carried out. Each energy efficiency measure has been considered to give a greater understanding of which solutions could be implemented at the development to provide energy and CO₂ savings beyond current building regulations. Feasibility is based on location, cost, payback for both initial payment and ongoing maintenance and suitability



Technologies Not Considered within following feasibility study -

- **Fuel Cells:** These are not yet fully commercially available
- **Hydro:** Small scale hydro would be inappropriate for integration into the proposed development due to the geographical location of the proposed site
- **CHP, Biomass and Biogas District heating:** These have been discounted under the District Heating Scheme section

Low to Zero Carbon Technology Reductions - cont.

Solar Hot Water

Solar water heating systems use heat from the sun to work alongside conventional primary water heaters. The technology is well developed with a large choice of equipment to suit many applications. There are three main components.

Solar collectors - fitted to the roof and collect heat from the sun's radiation. There are 2 main types of collector:

- Flat plate systems: comprised of an absorber plate with a transparent cover to collect the sun's heat
- Evacuated tube systems: comprised of a row of glass tubes that each contain an absorber plate feeding into a manifold which transports the heated fluid.

Heat transfer system - uses the collected heat to heat water

Hot water cylinder - stores the hot water that is heated during the day and supplies it for use later.

All savings are approximate and are based on the hot water heating requirements of a 3 bed semi detached home. Solar water heating can be used in the home or for larger applications. A domestic system would typically require 3-4 square metres of southeast to southwest facing roof receiving direct sunlight for the main part of the day and space to locate an additional water cylinder.

installation and maintenance costs - The typical installation cost for a domestic system is £3,000- £5,000. Evacuated tube systems are more advanced in design than flat plate, and so tend to be more expensive. Solar water heating systems generally come with a 5-10 year warranty. A yearly check by the householder and a more detailed check by a professional installer every 3-5 years should provide sufficient maintenance.

Proposed for this development?

No



Solar Thermal Calculation

Number of plots with panels	0
Size of Panel	4.5
Number of Panels per plot	0
Total m ²	0
Average kWh/m ²	294
Energy produced by panels	N/A
Energy% Saved From Panels	N/A
CO ₂ % Saved From Panels	N/A

Not Proposed for this development because...

Solar Thermal panels take up roof space that could be used for Photovoltaic Panels, solar PV is considered a more efficient technology available for this development -

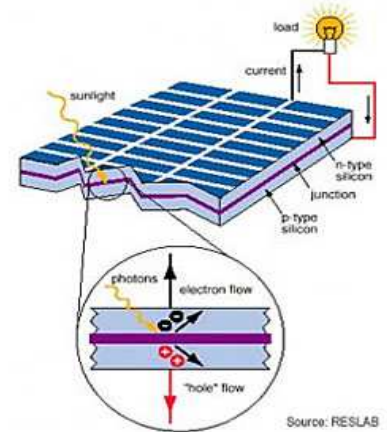
- Solar Thermal relies on energy from the sun, therefore producing hot water only during daylight hours
- Poor servicing and badly programmed controls can make this technology operate less efficiently than a standard boiler
- Hot water storage has a heat loss linked to it, which can contribute to summer overheating and reduced efficiency
- This is not a 'fit and forget' technology, it requires regular servicing, replacement parts and optimizing of controls
- This is not suitable for poorly orientated dwellings
- Solar thermal is predominantly not feasible for dwellings with combination boilers

Photovoltaic Collectors (PV)

Solar PV panels create electricity to run appliances and lighting from natural daylight (direct sunlight is not required) to generate electricity.

How it works

Photovoltaic cells convert solar radiation into electricity. The PV cell consists of one or two layers of a semi conducting material, usually silicon. When light shines on the cell it creates an electric field across the layers, causing electricity to flow. The greater the intensity of the light, the greater the flow of electricity. PV systems generate no greenhouse gases, saving approximately 325kg of carbon dioxide emissions per year-adding up to about 8 tonnes over a system's lifetime for each kilowatt peak (kWp). PV cells are referred to in terms of the amount of energy they generate in full sun light.



PV arrays come in a variety of shapes and colours, ranging from grey 'solar tiles' that look like roof tiles, to panels and transparent cells that you can use on conservatories and glass to provide shading as well as generating electricity. As well as enabling you to generate free electricity they can provide an interesting alternative to conventional roof tiles.

PV performs optimally with a roof or wall that faces within 90 degrees of south, as long as no other buildings or large trees overshadow it. If the roof surface is in shadow for parts of the day, the output of the system will decrease. The additional weight of PV will require the roof to be designed accordingly to carry the load. Solar PV installations should always be carried out by a trained and experienced installer. The area of PV required to provide 1kWp is around 6.5m².

Cost and maintenance

Prices for PV systems vary, depending on the size of the system to be installed, type of PV cell used and the nature of the building on which the PV is mounted. The size of the system is dictated by the amount of electricity required. For the average domestic system, costs can be around £1250-£2000 per kWp installed (energy saving trust 2017), with most domestic systems usually between 1.5 and 2 kWp. Solar tiles cost more than conventional panels, and panels that are integrated into a roof are more expensive than those that sit on top. Grid connected systems require very little maintenance, generally limited to ensuring that the panels are kept relatively clean and that shade from trees has not become a problem.

The wiring and components of the system should however be checked regularly by a qualified technician. Stand-alone systems, i.e. those not connected to the grid, need maintenance on other system components such as batteries.



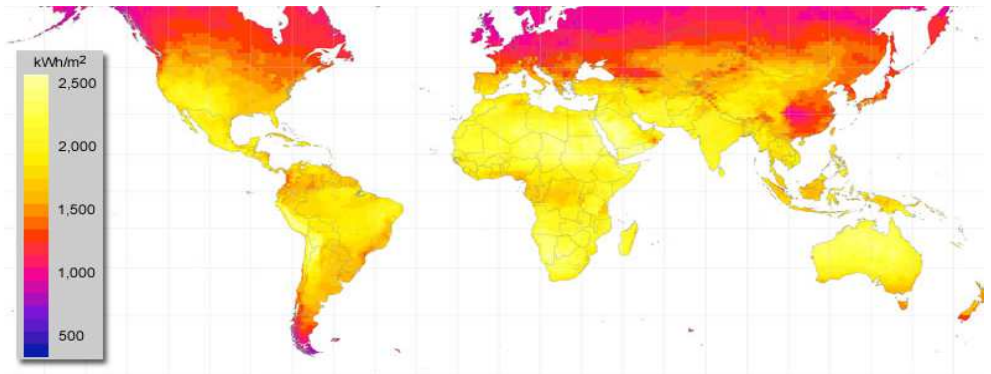
Photovoltaic Collectors (PV) - continued

Usually, when determining the feasibility of Solar Photovoltaics (Solar PV), the estimated energy output is calculated in accordance with SAP requirements, typically assuming an east/west roof orientation. Where alternative low-carbon technologies have been considered by the developer, Solar PV may not be required to achieve Building Regulations compliance or to satisfy the current policies of the local authority. The figures below are representative of the SAP 10.3 and Future Homes Standard (FHS) recommended PV kWp based on the Ground Floor Area (GFA).

Inverter losses	4%
Temperature losses	3%
DC cables losses	1%
AC cables losses	1%
Shadings	0%
Losses weak irradiation	1%
Losses due to dust, snow	1%
Other Losses	0%

Loss details (dependent on site, technology, and sizing of the system)

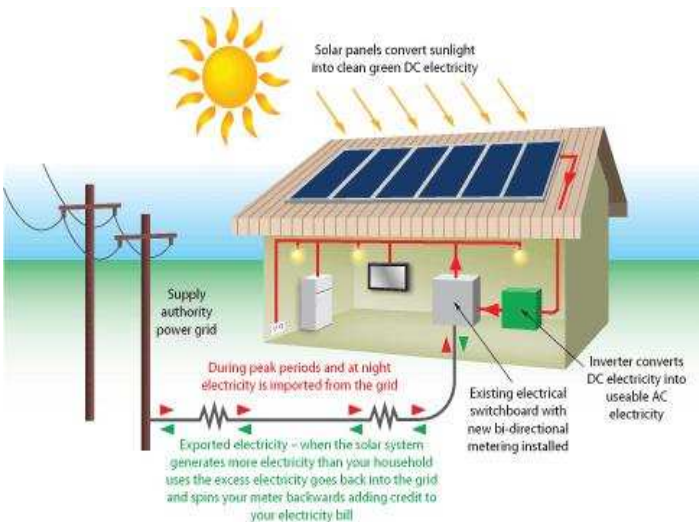
Yearly sum of global irradiance



SAP 10.3 PV Requirement

Under the 2026 FHS and SAP 10.3, Solar PV is a mandatory requirement based on a Ground floor area calculation of 40% of the GFA ÷ 4.5 (GFA is Ground floor area + any unheated space.) to calculate the target. SAP 10.3 input figure for PV is kWp, this is the figure displayed as a target per type in the table below. Calculations are based on a SW/SE orientation.

GFA M²	kWp
30	2.67
35	3.11
40	3.56
45	4.00
50	4.44
55	4.89
60	5.33
65	5.78
70	6.22
75	6.67
80	7.11
85	7.56
90	8.00
95	8.44
100	8.89



Not Proposed for this development because...

The proposal for this development is under the interim 2021 Building Regulations. From March 24th 2027, the Future Homes Standards (FHS) will be enforced for any plots that have not received Building control approval. For plots that have been granted building control approval, there will be a one year grace period for building to begin, otherwise these will also be subject to the change in Building regulation.

Solar PV is considered technically feasible for all buildings with suitable roof orientations. However, under the current 2021 regulations, they are not a requirement when an ASHP is used for mains heating.

Micro wind turbine

Wind turbines use the wind's lift forces to rotate aerodynamic blades that turn a rotor which creates electricity. In the UK we have 40% of Europe's total wind energy.

Most small wind turbines generate direct current (DC) electricity. Systems that are not connected to the national grid require battery storage and an inverter to convert DC electricity to AC (alternating current- mains electricity). Wind systems can also be connected to the national grid. An inverter and controller convert DC electricity to AC at a quality and standard acceptable to the grid. No battery storage is required. Any unused or excess electricity may be able to be exported to the grid and sold to the local electricity supply company.

There are two types of wind turbines -

- Mast mounted - free standing and located near the building(s) that will be using the electricity.
- Roof mounted- can be installed on house roofs and other buildings

Potential Benefits

Wind power is a clean, renewable source of energy which produces no carbon dioxide emissions or waste products.

Individual turbines vary in size and power output from a few hundred watts to two or three megawatts (as a guide, a typical domestic system would be 1- 6 kilowatts). Uses range from very small turbines supplying energy for battery charging systems (e.g. on boats or in homes), to turbines on wind farms supplying electricity to the grid.

Proposed for this development?

No



Not Proposed for this development because...

The Government wind speed database predicts local wind speeds at Mowbray, Horsham Parcel RM12 to be m/s at 10m above ground level, m/s at 25m above ground level and m/s at 45m above ground level. This is below the level generally required for commercial investment in large wind turbines.

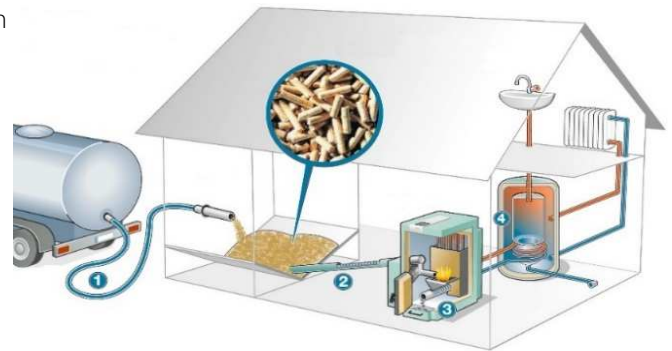
- Large potential land take, noise pollution and signal interference make a large wind turbine unsuitable for this development
- Horizontal axis micro-wind turbines only reduce carbon emissions by a small amount. High winds can cause the turbine to be stationary
- Health and safety is a factor, with high speed moving parts mechanical failure can be catastrophic to human life, birds and wildlife
- The turbine flicker effect means that the turbine needs to be at least 400 metres from the nearest dwelling and computer controlled to take into account the position of the sun

Biomass

Biomass is produced from organic materials, either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. It is often called 'bio energy' or 'bio fuels'. It does not include fossil fuels, which have taken millions of years to be created.

Biomass falls into two main categories -

- Woody biomass: includes forest products, untreated wood products, energy crops and short rotation coppice (SRC), which are quick-growing trees like willow.
- Non-woody biomass: includes animal waste, industrial and biodegradable municipal products from food processing and high energy crops. Examples are rape, sugar cane, maize.



Proposed for this development?

No

Planning

If the building is listed or in an area of outstanding natural beauty (AONB), then you will need to check with your Local Authority Planning Department before a flue is fitted.

Costs and savings

Stand alone room heaters generally cost £2,000 to £4,000, installed. Savings will depend on how much they are used and which fuel is being replaced. A biomass stove which provides a detached home with 10% of annual space heating requirements could save around 840kg of carbon dioxide when installed in an electrically heated home. Due to the higher cost of biomass pellets compared with other traditional heating fuels, and the relatively low efficiency of the stove compared to a central heating system it will cost more to run. The cost for boilers varies depending on the system choice; a typical 15kW (average size required for a three bedroom semi detached house) pellet boiler would cost around £5,000- £14,000, installed, including the cost of the flue and commissioning. A manual log feed system of the same size would be slightly cheaper. A wood pellet boiler could save around £750 a year in energy bills and around 6 tonnes of CO₂ per year when installed in an electrically heated home.

Not Proposed for this development because...

Biomass boilers and CHP engines create a large amount of pollution and carbon emissions. Although it is considered that Biomass is a carbon neutral technology thanks to the CO₂ being absorbed by growing new trees, it is not viable at the Mowbray, Horsham Parcel RM12 development.

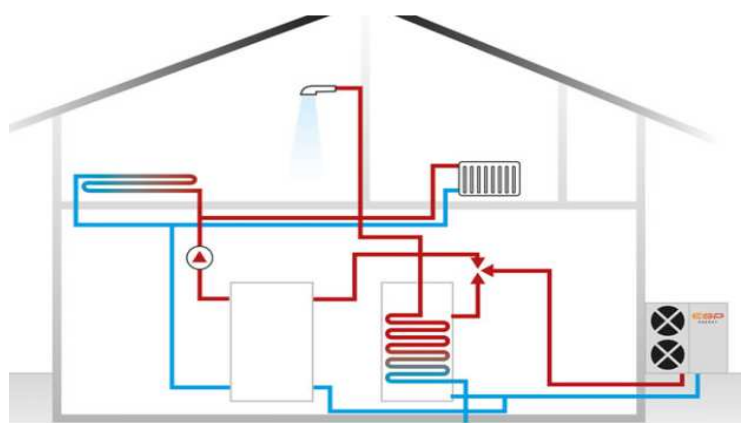
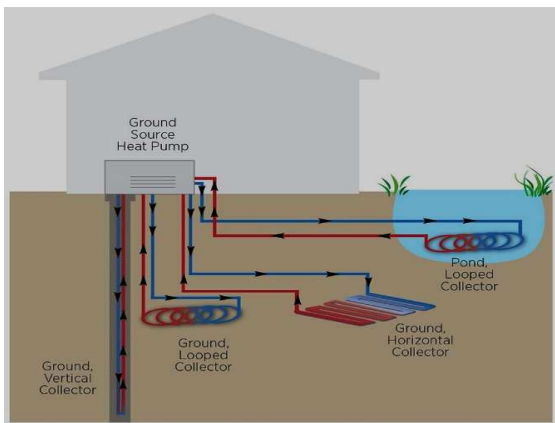
- With pollution levels consistently increasing, particulate levels in burning biomass means that it is not a clean technology
- Wood is a major source of biomass energy. Producing biomass fuel on a large scale can lead to deforestation
- Delivering the fuel can lead to additional traffic, causing pollution and delays. Supply needs to be within a 40 mile radius
- By developing crops to produce fuel for biomass energy, we are utilising land that may have been used for food sources

Heat Pumps (ASHP)

Proposed for this development?

Yes

There are two types of heat pumps, ground source and air source. Heat pumps work in a similar way to fridges and air conditioners and absorb heat from the ground or from the air. Ground Source Heat Pumps (GSHP) and Air Source Heat Pumps (ASHP) are mainly designed to work with under floor heating systems because of the lower design temperatures of under floor systems. The Coefficient of Performance (CoP) of ground source heat pumps can range between 3.5-5.5 and air source between 2.5-4.5.



GSHPs require significantly more space to install heating coils, either in trenches or bore holes. This is often not viable within the boundary conditions of a development, nor the space constraints of an urban or suburban dwelling. ASHPs have fewer space constraints, can be more easily installed and offer a shorter payback period.

Commercial buildings and some dwellings can benefit from variable refrigerant flow systems (VRF), which are large-scale ductless HVAC systems that can perform at a high capacity. VRF systems can either be heat pump or heat recovery systems, which provide simultaneous heating and cooling. These systems function in a similar way to an ASHP and when designed correctly they can produce efficiencies in some circumstances outperforming GSHP.

Proposed for this development because...

Heat pump systems reduce carbon emissions and have an efficient conversion rate from energy to heat. Water source heat pumps can reach high efficiencies, with Coefficient of Performance (CoP) as high as 5.5, so for every 100% of electricity used the pump can produce 5.5 times the heat. Being coupled with low temperature radiators or under floor heating improves the heating efficiency.

- Moving away from fossil fuel heating is in line with government policy and the proposed Future Homes Standard
- Increased generation of grid electricity from renewable sources has reduced the associated carbon costs of electric heating
- Heat pumps require less maintenance than a combustion heating system. Depending on the size of the units they only require inspection by a professional every 3-5 years
- Future proof heating system ready for regulation changes

Flue Gas Heat Recovery Systems (FGHRS)

Proposed for this development?

No

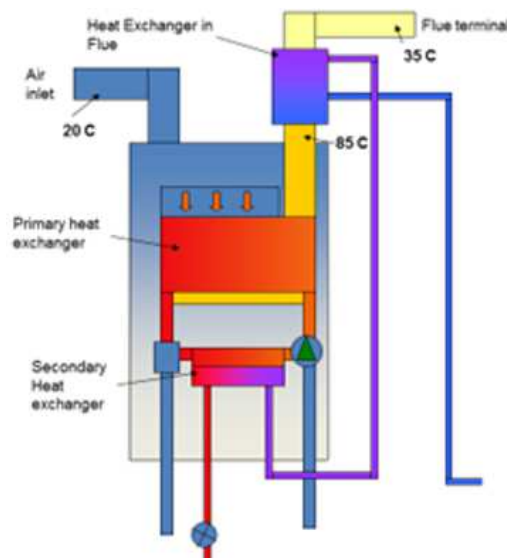
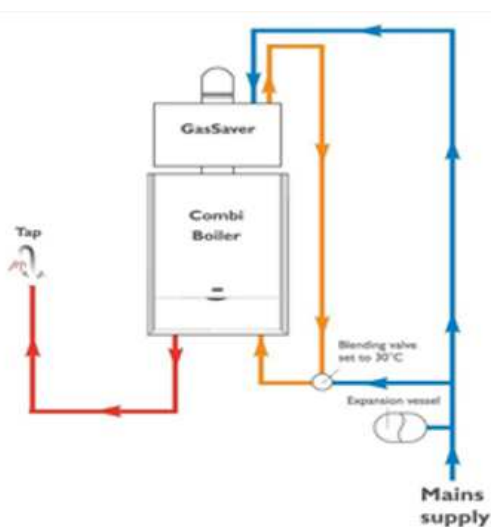
FGHRS can provide a reduction in CO₂ emissions compared to some technologies that are classified and listed as LZC technologies yet produce emissions in excess of a Natural Gas energy model.

FGHRS take advantage of the heat within the waste flue gasses resulting from the combustion of gas in the boiler. This recovered heat is used to preheat the cold water entering the boiler, thereby lowering the amount of energy needed to warm the water up to the required temperature. This principle can be applied to mains gas, LPG or oil condensing boilers.

The system requires very little maintenance, with no need for mains electricity. These systems should be planned in early as there are additional space requirements for the FGHRS. Some boilers have the system built in, and in others it takes the form of a "top box". It is important that the specific boiler and FGHRS are compatible so check this with the manufacturer or seek further advice.

FGHRS has no specific land use requirements or additional planning requirements.

FGRS can be either a "wet" or "dry" configuration



Not Proposed for this development because...

Flue Gas Heat Recovery Systems are not the most effective carbon reducing technology for the Mowbray, Horsham Parcel RM12 development. They are better suited to small dwellings with no more than five occupants and two bathrooms, although there are some devices that are capable of providing hot water or central heating to larger dwellings and even non-domestic buildings. These types are less efficient and can often require continual servicing and calibration.

Waste Water Heat Recovery Systems

Proposed for this development?

No

Following Directive (EU) 2018/2001 of the European Parliament and of the Council, 11 December 2018, Waste Water Heat Recovery (WWHR) is defined as a source of renewable energy, stating -

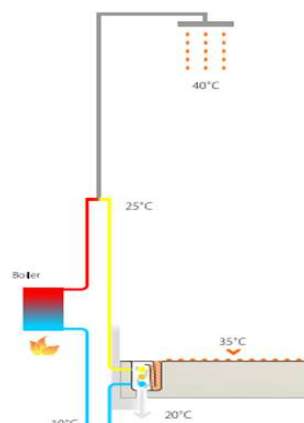
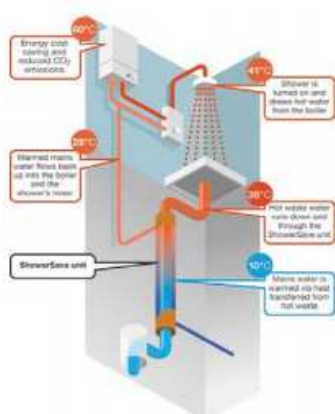
(1) 'energy from renewable sources' or 'renewable energy' means energy from renewable non-fossil sources, namely wind, solar (solar thermal and solar photovoltaic) and geothermal energy, ambient energy, tide, wave and other ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas, and biogas;

(2) 'ambient energy' means naturally occurring thermal energy and energy accumulated in the environment with constrained boundaries, which can be stored in the ambient air, excluding in exhaust air, or in surface or sewage water;

Shower Save (Figures 1 & 2) Waste Water Heat Recovery Systems (WWHRS) is a Dutch technology, where in The Netherlands, they are fitted to 20% of new dwellings. Although generically classified as a WWHRS, the Shower-Save device is primarily applicable to heat recovery from warm shower waste water.

The most common configuration known as QB-21, is applicable to upstairs showers, whilst the Linear Drain can be used in apartments, bungalows or other single storey properties. The principle of heat recovery is the same in both cases -

- Warm shower water passes through the 'grey' water side of a copper counter-flow heat exchanger
- Mains pressure water simultaneously passes through the fresh water side of the heat exchanger, where it is pre-heated before passing into both the 'cold' inlet of the mixer shower and the 'cold' inlet to the hot water cylinder, combi boiler or other water heater.
- The use of pre-heated water (orange line below) reduces the total volume of hot water required per shower, whilst also pre-heating the cold feed to the hot water heater which increases potential flow rates for combi or shortens the re-heat time of cylinders. The energy saving applies to whichever fuel is used for water heating, which is therefore not limited solely to gas boilers. Whilst technically applicable to instantaneous electric showers, these ARE NOT currently modelled by SAP, so it is not possible to apply in Appendix Q either. WWHRS does not save energy from baths, in which hot water use is in advance of grey water disposal, but it is applicable to the shower over a bath.



Not Proposed for this development because...

It is not viable due to construction constraints to install WWHRS to this development, for the following reasons: -

- Although WWHR can be installed on ground floor and single story dwellings, the devices are less efficient, providing reduced carbon and energy savings
- Multiple shower and SVP locations require multiple WWHRS devices, in each instance reducing system efficiency

8. Renewable energy technology summary

The below table summarises the proposed Low/Zero carbon technologies that will be applied to the site, following the assessment of viability of each technology.

Potentially viable energy strategies considered	Proposed?
Solar hot water	No
Solar Photovoltaic (Approx.)	FHS only
Wind Turbines	No
ASHP	Yes
Biomass	No
Flue Gas Heat Recovery ¹	No
Waste Water Heat Recovery	No

9. Carbon Reductions

SAP calculations have been carried out on a range of the house types proposed for this statement. Key compliance figures have been calculated using approved SAP software.

The Table on the following page lists the range of Example house types used in the development plan.

- DFEE - Dwelling Fabric Energy Efficiency - The Efficiency calculated for fabric compliance in SAP.
- TFEE - Target Fabric Energy Efficiency - The Efficiency baseline for fabric compliance in SAP.
- DFEE/TFEE - The Efficiency measure for fabric compliance in SAP in a Percentage.
- DER - Design Emissions Rate - The Calculated CO₂ Emissions of the Dwelling in Kg/M²/Year.
- TER - Target Emissions Rate - The Baseline target CO₂ Emissions of the Dwelling in Kg/M²/Year.
- DER/TER - Design Emission Rate Vs Target Emissions Rate - The Calculated CO₂ Emissions of the Dwelling in Kg/M²/Year as a percentage.

Plot / Type	DFEE/TFEE%	DER	TER	DER/TER%
Apt 1b2p Ground Floor	7.7	5.02	13.13	61.8
Apt 1b2p Mid Floor	2.4	4.04	11.47	64.8
Apt 1b2p Top Floor	3.5	5.16	13.14	60.7
Apt 2b4p Ground Floor	6.1	5.98	13.26	54.9
Apt 2b4 Mid Floor	6.8	5.05	11.93	57.7
Apt 2b4p Top Floor	2	5.88	12.79	54
P1 2b3p	3.3	3.67	12.64	71
P2 2b4p	3.7	3.49	11.73	70.2
P3 3b4p	2.8	3.26	11.07	70.6
P4 3b5p	4.6	3.16	10.55	70
P6 3b5p	1.2	3.31	10.08	67.2
P8 4b7p	2.4	3.19	9.6	66.8
P9 4b7p	0.4	3.88	9.2	57.8
P10 5b8p	2.3	3.08	8.41	63.4
Site Average	3.8	4.3	11.8	63.4

10. Summary

This statement has been prepared in support of the development at Mowbray, Horsham Parcel RM12. The planning policy for the development requires that demand reduction measures are implemented to achieve an improvement of Building Regulation standards or better, over Part L1 2021 standards.

Provisional SAP assessments for a range of proposed house types have defined a Target Emission Rate for each type. From these, and based on the quantity of each type, a development baseline average carbon emissions target (TER) figure of 11.76 has been estimated. This sets out a site average baseline for the Building Regulation Target Emission Rate.

Energy demand reduction has been prioritised as part of the widely supported 'fabric first' approach. The benefits to residents of this approach have been discussed in detail and include improved thermal comfort, lower energy bills, reduced risk of fuel poverty, and minimal maintenance requirements. These benefits are realised alongside the crucial long-term reduction in energy demand built into the lifetime performance of the dwellings.

Applying this approach through a combination of the proposed fabric specification, detailing to avoid thermal bridging, reducing air leakage, and employing passive and active design measures, the dwellings will secure a site average fabric efficiency of 3.80%.

By following the proposed Be Lean fabric targets, together with the application of the Be Clean and Be Green measures outlined throughout this statement, the SAP assessments of the proposed house types demonstrate that the development will achieve a site average DER figure of 4.34. This improvement in carbon emissions (DER) over the baseline (TER) represents an estimated average carbon emissions reduction (DER/TER) across the site of 63.43%.

This statement may be based on a selection of standardised house types, or planning level designs and specification. Any calculations of energy and/or carbon in this report will need to be verified at the Design and As Built SAP assessment procedure.

It is the developers responsibility to ensure the policy targets are met within the SAP calculations.

A large, stylized leaf graphic in a muted green color, oriented vertically with its stem at the bottom. It serves as a background for the contact information.

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