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19/502299/SUB & 19/501763/SUB

Land South Of Forstal Lane, Coxheath, Kent

The applicant has provided further background in regard of the proposed renewables, summarised as follows:

- Whilst MBC do not have a substantive policy background on this issue within the Local Plan, or a consistent approach in applying sustainable construction techniques across major sites, the Borough does require the incorporation of some sustainable construction techniques regarding water calculation and energy efficiency in regard to the provision of renewable energy.
- We propose a fabric-first approach, using thermal bridging details, combined with heating and ventilation systems that lead to energy reduction. In addition to the thermally efficient building fabric, there are also photovoltaic panels on the apartment block on the scheme.
- These consist of the proposed 4-panel, 1kW array(s) to be sited on the roof of the apartments, to serve the communal areas (lighting and sockets) only. The array has been reviewed and sized by the potential PV installer to meet the minimum 1kW renewable energy requirements for the development. It is not feasible to split the PV panel into 13 supplies – to serve the 12 apartments and 1 communal as the power provided to each property would be negligible. The occupier would not see any discernible difference in their consumption and utility bills. Furthermore, the infrastructure and logistics of attempting to split the supplies would be troublesome as each property would require an inverter from the PV panel and a meter.
- The proposals will reduce energy requirements by 3.83% and achieve a 3.56% CO₂ reduction over Part L1a 2013 requirements through improved fabric and service efficiencies. This equates to a total site wide emission rate of 336,274.31 kgCO₂/year and an annual energy requirement of 1,417,857.00 kWh/year. The forecasted emission rates and Fabric Energy Efficiency ratings exceed the Government's publicly stated targets for Approved Document L1A 2013 and achieve MBC's energy and carbon reduction requirements.

Officer recommendation remains unchanged