



# KenParke

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## SUPPLEMENTAL TECHNICAL STATEMENT IN SUPPORT OF PLANNING APPLICATION

BY

***Blumariin Ltd***

FOR

***Erection of 2 dwellings***

AT

***Land rear of Willow Cottage, Hightown, Ringwood, BH24 3DY***

PREPARED BY

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## **1.0 Introduction**

- 1.1 The following statement has been prepared in supplement to the Applicant's main Planning, Design and Access Statement submitted support of the application.
- 1.2 The statement deals with the additional technical matters that are subject of the Council's recently adopted validation checklist in respect of:
- Provision of High Speed Broadband
  - Recreational Mitigation Strategy, New Forest and the Solent Coast
  - Sustainability Statement
  - Renewable and Low Carbon Statement (Energy Statement)

## **2.0 High Speed Broadband**

- 2.1 The Applicant will seek to facilitate the supply of high speed broadband to the dwellings within the scheme where such infrastructure exists within within the settlement and the service providers offer a high speed product at the local exchange, and a connection is available
- 2.2 Where this is not the case, the Applicant will not put in place barriers to the future installation of such services once they become available to serve the properties. The Applicant will put in place appropriate universal infrastructure which is future proofed to enable this to occur.

## **3.0 Recreational Mitigation Strategy**

- 3.1 The proposed development comprises a scheme of less than 50 dwellings. In such circumstances the Council's Mitigation of Recreational Impacts from Development SPD directs that mitigation will be provided off-site by way of financial contribution.

- 3.2 It is not necessary to provide further information in this respect as part of this application. It will be necessary to enter into a legal agreement in accordance with s106 of the Act in order to secure the mitigation contribution.

#### **4.0 Energy and Sustainability Statement**

- 4.1 The Council now require the submission of a sustainability statement to cover all aspects of the environmental impact of a proposed development. A number of these matters are also addressed within the Applicant's Planning Design and Access Statement, however for completeness the matters are listed and responded to below:

##### Water Efficiency

The Applicant will seek to install water efficient appliances which control and minimise water usage wherever possible. This includes the use of water saving w/cs, showers and faucets within bathrooms.

Detailed water efficiency calculations will be undertaken as part of the detailed buildings regulations submission and the Applicant is well aware of the optional standard of Part 36(2)(b) and the need to minimise water use to 110 litres per person per day.

##### Flood Risk Analysis

The Application site is located within Flood Zone 1, the lowest risk flood zone where the probability of flooding is less than 0.1% per calendar year. The proposals have been carefully considered to ensure that there will be no increase to flood risk on or off site.

##### Drainage Strategy

The previous approved scheme provided infiltration drainage which was dealt with by way of condition.

##### Community Impact

The proposed development is located within an established residential community forming part of a sustainable settlement where there is proximate

access to services and facilities. The additional residential dwellings created by the scheme will contribute to and support the vitality and viability of these survives and facilities.

#### Transport Impacts

The development will not result in impacts upon the local highway network that are severe and there will be no unacceptable impact upon highway safety. The scheme will also deliver a policy compliant provision of parking to meet the day to day needs of residents and visitors.

#### Daylight Assessment

There will be no unacceptable impacts arising from the development upon the neighbouring residential or other uses such that a daylight assessment is necessary to justify the proposal the development will also provide good access to daylight and sunlight for future residents providing dwellings which are appropriately orientated on site and with attractive patterns of fenestration which provide a good quality of light penetration and reduce reliance on artificial lighting.

#### Thermal Comfort

The proposed dwellings will feature modern insulation to appropriate building regulations standards to minimise energy use and carbon output from both heating and cooling technologies.

Having regard for the constraints of the site, where opportunities exist to take advantage of natural sun-light and day-light penetration in terms of maximising opportunities to for solar gain and passive heating and cooling these have been explored and incorporated into the scheme.

The final proposals for the materials and method of construction of the buildings have yet to be devised. There are, however, a range of construction techniques that would be suitable for the application site that would maximise the insulative qualities of the building and accord with the increasing requirements of the Building Regulations.

### Sourcing of Materials

The proposed development has been designed and articulated to respond positively to its context and the character of the area. The scheme will also benefit from modern design techniques and materials which will help to achieve an energy efficient building; including low U-value insulation and high efficiency rated fenestration.

Materials will be sourced from local suppliers where this is achievable to minimise the embodied carbon footprint of the development and to support the sustainability of local industry.

### Impact upon Pollution

The development seeks to support sustainable patterns of movement and sustainable use of resources where this is achievable. The development will seek to support the incorporation of renewable energy generation where this can be appropriate accommodated within the development having regard for the setting of the site and character of other area.

The scheme provides an appropriate management strategy for dealing with waste and recycling from the development and its storage for collection.

## **5.0 Energy Statement**

- 5.1 The Council now require the submission of an energy statement in respect of all applications for new development in excess of 100sqm or where it would result in the creation of one or more dwellings.
- 5.2 Policy IMPL2 of the New Forest District Local Plan (2016-2036) seeks that new development meets or exceeds standards imposed by the Building Regulations, to help minimise the environmental impact of development and to be adaptable to the future needs of occupiers over its lifetime. This includes:
- (i) Visitable Dwellings standards of Part M4(1) of the Building Regulations except for Sheltered and Extra Care homes which should be built to the

Wheelchair Adaptable Dwelling standard of Part M4(3)2a of the Building Regulations.

- (ii) The higher water use efficiency standard in accordance with Part 36(2) (b) of the Building Regulations, currently a maximum use of 110 litres per person per day.
- (v) Provision of a high speed fibre broadband connection to the property threshold.
- (vi) Provision to enable the convenient installation of charging points for electric vehicles in residential properties and in residential, employee and visitor parking areas.

5.3 SAP and EPC calculations will be undertaken as part of the Building Regulations compliance process prior to the commencement of any development to ensure advantage is taken where possible of energy efficient measures in the construction of the building.

5.4 The Applicant is keen to introduce technologies into the buildings to minimise carbon output and reduce long-term water and space heating costs.

5.5 The Applicant is considering the following technologies, but has yet to obtain clarification about which are most suitable for the application site:

- Solar Water Heating
- Heat Pump
- High Efficiency Boiler:
  - The Applicant will install high-efficiency condensing boilers to supplement the contribution of renewable energy sources to water and space heating within the proposed dwellings. The combination of the efficiency of the boilers and the limited use that will be made by virtue of the construction and other technologies will represent an energy saving far in excess of 10% and the requirements of the Building Regulations.
- Photovoltaic Panels

5.6 The employment of suitable non-centralised energy resources at the site may readily be secured by the imposition of a planning condition on the Decision

Notice that requires the submission and approval of final proposals prior to the commencement of works at the site. The Applicant is aware that such a condition has been employed in relation to sites where this is considered necessary in order to grant planning consent.

- 5.7 As detailed within the sustainability statement, the use of efficient appliances and building technologies will be incorporated into the development where at all possible to support a sustainable and future proofed development.
- 5.8 The Applicant will seek to make provision within the scheme of electrical charging port infrastructure where achievable and this can be located in a defensible position for the use of residents to plan appropriately for future EV usage.