

Post Submission Response

Land at Talbot Way, Letchworth Garden City. 21/00504/ OP

June 2026

This briefing note has been prepared in response to feedback from the case officer with respect to the application to discharge Conditions 19 and 20 of the Outline Planning Permission (OPP) 21/00504/ OP. The Applicant (BDW) has submitted a Sustainability and Energy Statement (Turley, May 2026) to discharge these conditions and has a recommendation for approval subject to a committee meeting on the 18th of June.

In advance of this committee meeting, additional comments have been raised from the case officer as follows:

- *it would be helpful if the sustainability statement could be updated to set out precisely (i) the locations of PV panels to be installed and (ii) where appropriate reiterate / set out the developer's intentions to exceed minimum BRegs requirements in relation to thermal envelope of dwellings.*
- The Applicant has also been informed that a third party (Mr Lovegrove) wishes to speak and considers that the quantum of PV proposed for the application is insufficient.

This note and an attachment present a response to these matters on behalf of the Applicant.

Before a response can be made however, we consider it appropriate to provide a short summary of the Applicants position with respect to sustainability and energy and specifically renewable energy technologies.

The Sustainability and Energy Statement (Turley, May 2026), presents the Applicants energy strategy and commitments with respect to renewable energy generation which can be summarised as follows:

- Condition 19 of the OPP requires the Applicant to submit a *pre-construction energy and sustainability statement in accordance with policies SP9 and D1 of the North Hertfordshire Local Plan 2011-2031*. It does not set a target for building performance or renewable energy generation but encourages the deployment of renewable energy and sustainable dwellings.
- At the time of submission of the report to discharge condition 19 (September 2025), the Applicant volunteered to target the principles of the FHS in anticipation of the introduction of this standard (and the detail of compliance) in the Autumn of 2025. The FHS was introduced much later than expected in March 2026 which means that the applicant could (if they wished to do so) construct all dwellings to the current Building Regulations (Part L 2021) which is typically achieved using gas boilers for heating and hot water.
- BDW are committed to delivering highly sustainable new homes however and so the Turley Sustainability and Energy Strategy confirms they will voluntarily construct the dwellings in

accordance with the principles of the FHS with all dwellings constructed as set out in the report which includes the use of Air Source Heat Pumps for heating and hot water and roof mounted PV panels on every dwelling. This is in full accordance with the principles of the FHS.

- The applicant is intending to start work on site as soon as possible and so it is likely that all dwellings will be built under the current building regulations (2021) but with a specification that meets the principles of the FHS (i.e. ASHP and roof mounted PV)
- Preliminary modelling has indicated the specification proposed by the applicant, will deliver homes that exceed the Part L 2021 regulations by at least 75% and thus delivering on the carbon reduction target of the FHS. All dwellings will deploy an all-electric strategy which will mean that their carbon footprint will fall over time as the grid decarbonises eventually reaching net zero. The performance of the dwellings is therefore significantly above local and national planning policy targets and current Building Regulations, delivering high performing, highly sustainable dwellings for residents.
- In terms of the quantum of PV deployed, the attached drawing (ref BAR-TAL-500) indicates where PV will be installed on every dwelling. It is estimated that 4 PV panels (equivalent to c 1.6 -1.8 kWp generation) will be installed on every dwelling on optimum south facing roof space.
- There is no requirement in condition 19 or local and national planning policy to maximise the deployment of PV and cover all available roofspace. To do so would also incur significant additional unnecessary costs as this would require PV to be deployed on north facing roofspace which would generate far less energy than south facing and thus would be very inefficient.

Contact

Colin Morrison

Colin.morrison@turley.co.uk

15 June 2026

02973_SUST



General Notes:

1. Solar PV arrays shown as indicative positioning on the roof elevation only.

2. All Dimensions are in mm.

3. All Dimensions in abeyance and subject to confirmation by UPOWA Limited following design.

4. UPOWA Limited reserves the right to revise this drawing in the interests of system development.

5. Inverter location to be agreed with client when not standard in-loft installation.

6. For dwellings where inverters are not located in the loft, UPOWA require a **2core 4mm PV ULTRA SWA** cable installed at first fix by the on-site electrician.

7. Refer to manufacturers details for further product information.

8. This drawing layout does not account for any mansafe, plant, penetrations or miscellaneous equipment not shown.

9. It is the clients responsibility to notify UPOWA Limited of anything which may restrict the area available to the system or adjacent structures which would shade the system.

10. This drawing remains the intellectual property of UPOWA Limited and may be distributed only with permission expressed in writing.

11. Further notes can be found project proposal documentation

Site Name:

Talbot Way Phase1

Drawing Title:

PV Site Layout

Drawing No:

BAR-TAL-500

Revision:

B

Scale:

NTS

Papersize:

A3

Drawn By / Date:

AL 12/06/2026

Checked By:

EQ

Status:

DES

Sheet:

001

REV B

ALL HOUSES ADDED WITH 4 PANELS

12/06/2026

AL

EQ

REV A

DESIGN ACCORDING TO SAPS

04/06/2026

AL

EQ

upowa