



Transition Bath is a charity whose aim is to build a sustainable future for Bath. Transition Bath would like to support this planning application 18/00807/ERES

Transition Bath is generally supportive of this application and were pleasantly surprised about the significant 19.7% improvement in energy performance over minimum building regulations part L given at Outline stage only minimum Building Regulations was offered for this development.

**Energy:** We are supportive of the energy strategy:

- a)  We are particularly supportive of the 16.44% reduction in CO2 through the installation of solar PV
  - b)  However, its not clear from the application where these panels will be installed, ideally we would like to see every property including solar PV, and especially the affordable homes to alleviate fuel poverty; we couldn't see the solar PV on the submitted elevations
  - c)  The homes reduce carbon emissions over minimum Building Regulations Part L by 3% through good fabric and using gas boilers. We would have liked to have seen air source heat pumps installed as they will be future proofed against the UK's future carbon emissions targets, the gas boilers because they burn fossil fuels will have to be replaced within 10 years of installation from 2030 to meet our CO2 targets
  - d)  There is some confusion as to whether MVHR will be included, on page 10 of the Energy Statement it states just mechanical ventilation, whilst on page 14 it states mechanical ventilation with heat recovery – it would be useful if this were clarified?
  - e)  we were impressed that overheating strategy has been carefully analysed and presented in the submission
  - f)  Although we were pleased the submission makes use of the new Sustainable Construction Checklist, the submission's completion of the form was more difficult to understand than other recent submissions using this form. In particular the form was mis formatted, and it was sometimes difficult to tell which sections had been completed. For example, the renewables section seems not to have been completed, with the example provided by B&NES left in and not the proposed PV installation for this site?
  - g) Could the planning officer ensure the 19.7% reduction in CO2 emissions is **conditioned** as part of any grant of permission for this planning application?
- 2) **Transport:** We have mixed views about the transport proposal and feel it is not very forward thinking:
- a)  We are supportive of the provision of 1.5 cycle storage places for the 56 flats, however we can't tell whether these are 'secure' cycle parking places? We assume



for the houses, there is suitable space within garages or garden sheds to store bicycles?

- b)  We object to the lack of electric car charging points in the development, this is not very forward thinking of the developers, since it is predicted by 2025 half of all cars sold will be fully electric, yet there is no provision on this development
- c)  We would have like to have seen some car club parking provision to reduce the need for car ownership for those who only need to make occasional use of cars