

Digital Connectivity Statement

The Applicant confirms the Site enjoys full fibre access – we will incorporate this into our Covering Letter to address PfE Plan Policy JP-C2.

Carbon and Energy Statement

The Applicant fully acknowledges the requirement of the Carbon and Energy Statement in address of PfE Plan Policy JP-S2. However, it is not feasible or viable to meet the policy objective for development to be net zero carbon due to:

- The proposals relating to one retail unit within the much larger Mill Gate Shopping Centre. Carrying out retrofitting works to the unit to enhance energy performance would represent a piecemeal approach that would result in significant additional costs, whilst being disproportionate with the minor nature of the proposed Change of Use. Furthermore, the proposed Change of Use is for a temporary period only.
- The Mill Gate SRF includes clear sustainability objectives that will serve to guide future proposals to maximise their potential to deliver carbon and energy enhancements. Taking a holistic approach to the masterplan area as a whole will therefore result in more substantial and deliverable benefits that can demonstrably meet the requirements of Policy JP-S2.