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Subject: Salt Cross AAP examination - action
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Following the recent hearing session on 30 June, I believe there was one single action for WODC to follow-up on which was the Inspector's query about whether the viability assessment (ED9A) factored in the potential cost of delivering solar PV across the wider garden village site, to cater for circumstances in which it may not be possible to achieve 100% provision on individual buildings.

Having given the matter some further thought and spoken to the report authors, Aspinall Verdi, I can confirm that their approach was to apply an overall +6.6% uplift to build costs to account for the additional costs of delivering Policy 2 – including the requirement for 100% renewable energy on-site.

As the Inspector will be aware from our hearing statement, the +6.6% figure was based on the findings of the Etude Net Zero Carbon report (ED9B) which identified that in most instances, it would be possible to deliver 100% renewable energy 'on-building' via solar PV.

However, given the evidence upon which it has drawn and the relatively high-level nature of viability appraisal at the plan-making stage, it is not possible to single out the cost of providing renewable energy across the wider site – rather it is effectively incorporated into the overall +6.6% cost uplift which has been applied.

I hope this provides helpful clarification for the Inspector on this point but do please let me know if any further information is required.

Kind regards

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