

A Local Plan for

# Lancaster District

2020 – 2031

Plan period 2011 - 2031



## Energy Efficiency Background Paper [June 2021]

## BRIEFING PAPER: INTRODUCTION OF AN ENERGY EFFICIENCY STANDARD

### SECTION 1: AIMS

This briefing paper aims to collate information on the ability of Lancaster City Council to set local energy efficiency targets for new development. It includes a brief discussion of the possibilities that can be explored in those areas, however the full discussion around energy efficiency measures and renewable energy are found in the full consultation materials from Three Dragons and the evidence paper titled “Investigation into the promotion of macro-renewable and micro-renewable energy generation in the Lancaster District.”

### SECTION 2: SETTING OF EFFICIENCY TARGETS

An emerging approach for some Councils in England is the setting of holistic carbon targets. For some authorities this has involved placing expectations that the district should be carbon neutral by a specific target date. This is an approach that has been publicly advocated by the environmental law group Client Earth<sup>1</sup>, who have contacted 100 Councils (including Lancaster), setting out their position that the Council should be proactively including carbon targets within their Local Plans. These targets are being pursued in some Plans, for example the Greater Manchester Strategic Framework<sup>2</sup> and within some London Boroughs under the umbrella of the Greater London Plan.

One of the key ways of meeting carbon emissions reductions is through setting efficiency standards for new development. In 2018, residential buildings account for over 242 tonnes CO<sub>2</sub>e emissions representing 18.8% of the District’s CO<sub>2</sub>e emissions (SCATTER Inventory, 2021). The non-residential sector in the same time period contributed over 214 tonnes CO<sub>2</sub>e emissions which is 16.61% of the District’s CO<sub>2</sub>e emissions (SCATTER Inventory, 2021). These emissions are in large part associated with electricity use and heating which can be targeted as part of energy efficiency standards.

Lancaster City Council’s emerging Local Plan in 2019 was too far advanced in its production to allow efficiency targets to be incorporated in line with the relevant legislation that would ensure ‘soundness’ of the plan. As a result, this issue is being explored further now at this climate emergency review of the Local Plan stage as part of efforts to mitigate the climate change impacts of new developments.

### SECTION 3: BACKGROUND

#### Policy Evolution

The Zero Carbon Homes policy was first announced in 2006. This would have ensured all new dwellings from 2016 would generate zero carbon, supported by tighter energy efficiency standards. The 2008 Planning and Energy Act set out powers for Local Authorities to include policies in their Local Plan which required development to comply with local energy efficiency standards. In 2015, the Deregulation Act included legislation to repeal this. It was accompanied by a Written Ministerial Statement: “*local planning authorities...should not set...any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings*”. The exception was energy performance, where local authorities could require energy performance standards up to the equivalent of Code Level 4 (a 19% improvement over the 2013 Building Regulation Standard). The Code for Sustainable Homes was withdrawn and in 2015 the Government announced that it did not intend to proceed with its zero carbon homes policy or the 2016 proposed energy

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<sup>1</sup> <https://www.clientearth.org/>

<sup>2</sup> <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/gmsf-full-plan/>

efficiency standards.

As the Town and Country Planning Association state in its report of May 2018, 'Planning for Climate Change A Guide for Local Authorities<sup>3</sup>', the recent complex history has caused a *"great deal of confusion and uncertainty"*. The amendments to repeal the ability to set energy efficiency standards were not enacted and authorities still have the power to set efficiency standards. However, due to the shifting response from Government, few authorities have implemented standards over and above the Building Regulations (See Appendix 1). Where authorities have included increased standards in their plan, most have adhered to the 19% level set in the Ministerial Statement. It was under this Government policy background that the emerging Lancaster Local Plan 2011-2031 was drafted. Whilst the plan does not include targets for carbon reduction, it does include a range of policies to encourage the provision of opportunities to reduce carbon emissions and the inclusion of measures within developments. Since the Climate Emergency Local Plan Review was started, the Future Homes Standard was published. In the consultation response the Government states that, *"To provide some certainty in the immediate term, we will not amend the Planning and Energy Act 2008, which means that local authorities will retain powers to set local energy efficiency standards for new homes."* This provides Lancaster City Council the certainty that it needs to set local energy efficiency standards to support CO2e emissions reductions across the district in the development of new homes.

The flow chart on the following page has been devised to help illustrate the evolution of the national policy position.

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<sup>3</sup> <https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=fd66dbe5-2b88-4acf-b927-256a82db9abe>

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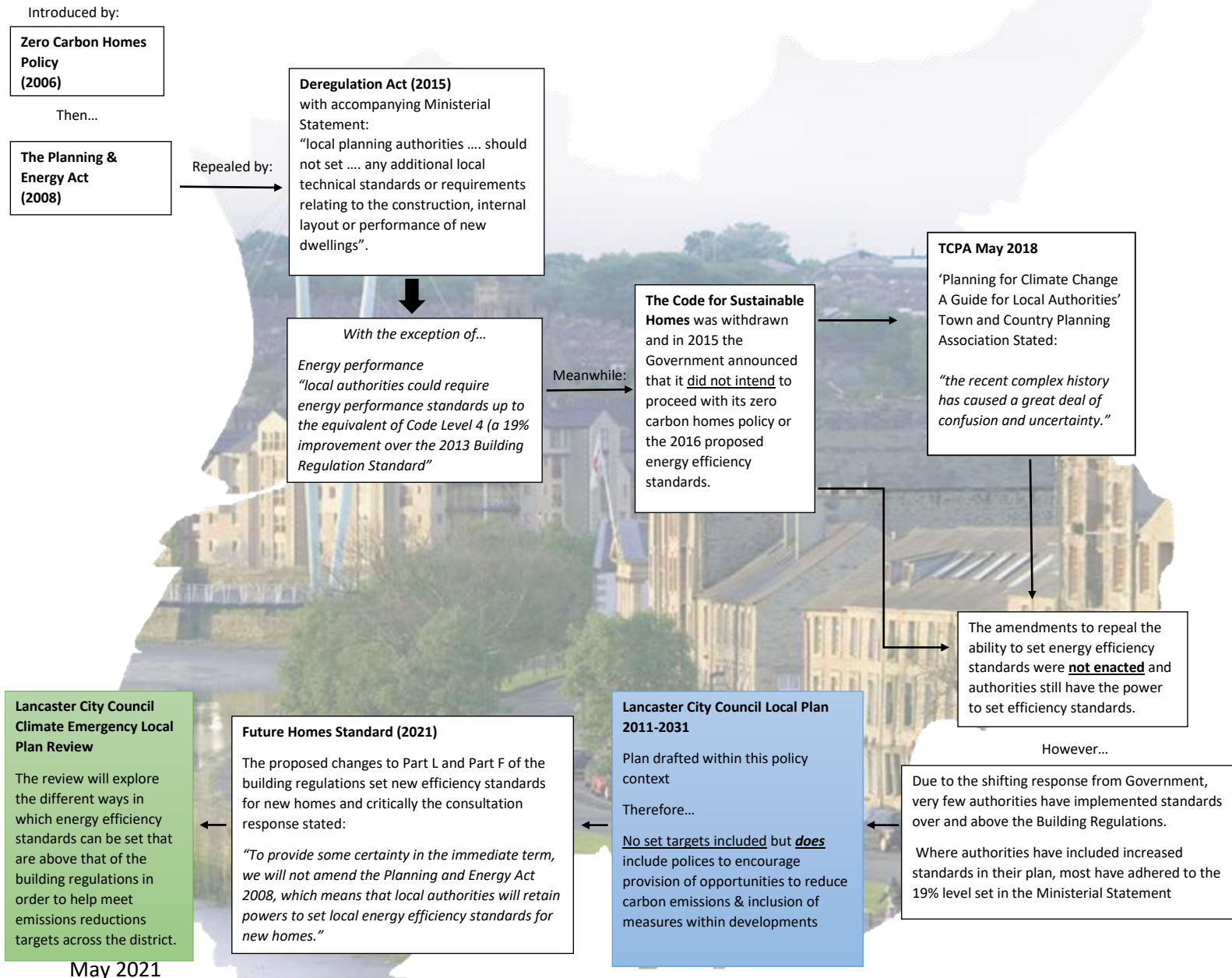


Figure 1: Flow chart demonstrating evolution of policy in relation to setting energy efficiency standards.

## **The Building Regulations**

Whilst planning policy plays its part, the Building Regulations are the main source of controlling efficiency through the use of emissions and ventilation standards. The Government recently consulted upon ‘The Future Homes Standard’<sup>4</sup> document between 1<sup>st</sup> October 2019 and 10<sup>th</sup> January 2020. The consultation was in two parts – an uplift in standards which would come into effect in 2021 and then the introduction of a ‘Future Home Standard’ in 2025<sup>5</sup>.

The Future Homes Standard Consultation covered changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings ran from 1 October 2019 to 7 February 2020. The Summary of responses was released on the 19th January 2021. This first consultation laid out the Government’s plans for the Future Homes Standard for England, including proposed options to increase the energy efficiency requirements for new homes. The Future Homes Standard will require new build homes to be future-proofed, with low carbon heating and higher levels of energy efficiency; to be fully introduced by 2025. The consultation primarily focuses on the uplift to standards of Part L (conservation of fuel and power) of the Building Regulations, and changes to Part F (ventilation).

The new standard has been proposed as part of the journey to the UK’s net zero by 2050 target (against a 1990 baseline). Homes – both new and existing – account for 20% of emissions. Therefore, the Government acknowledge that homes have a huge role to play. They anticipate that an average home built to this new Standard will have 75-80% lower carbon emissions than a home built to the current efficiency standards, established in 2013. They propose a transitional stage in which new builds must produce 31% lower carbon emissions from 2022; with this standard legislated in late 2021. They expect this delivery through the use of carbon-saving technology, such as solar panels, and improved fabric standards, such as double glazing. The Government plans a technical consultation before the updated Building Regulations come into force in 2025.

A second consultation regarding non-domestic buildings has been released, to close on 13 April 2021. The intention for non-domestic buildings is to uplift energy efficiency standards in 2021 to deliver a 27% reduction in carbon emissions on average per building, compared to the existing Part L standard as a transitional stage. The Government acknowledge that many of the non-domestic buildings that will exist in 2050 have already been built. Therefore, they have set out proposals which apply to major refurbishments of existing buildings.

The Government considered out of scope topics such as: ‘embodied carbon; Modern Methods of Construction; suggestions for how the performance gap of new buildings can be addressed; and the actions that will be required to ensure consumers are familiar with and have the confidence to use the products and the spaces that they occupy, in smarter, greener ways.’ However, they indicated that they would carry out work in those areas beyond what they consider the scope of the Building Regulations

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<sup>4</sup> The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building regulations for new dwellings (MHCLG, 2019)  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843757/Future\\_Homes\\_Standard\\_Consultation\\_Oct\\_2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843757/Future_Homes_Standard_Consultation_Oct_2019.pdf)

<sup>5</sup> Outcomes of the Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building regulations for new dwellings (MHCLG, 2021)  
<https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

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Perhaps most critically in light of this Climate Emergency Local Plan Review, the Government acknowledge the need to clarify Local Planning Authorities' role in setting energy efficiency requirements for new homes that go beyond the minimum standards set through the Building Regulations. In their response to the consultation they highlight that future planning reforms will clarify the longer-term role of local planning authorities in determining local energy efficiency standards. However, to provide some certainty in the immediate term, they will not amend the Planning and Energy Act 2008, which means that local authorities will retain powers to set local energy efficiency standards for new homes.

### **Recent National Planning Policy**

In addition to the Future Homes Standard, the revised NPPF stated: *"New development should be planned for in ways that [...]can help to reduce greenhouse gas emissions, such as location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards"*. This added to the confusion, as it reads as though the paragraph restricts the ability to set energy efficiency standards. The Government has clarified that this is not the case.

Section 14 of the NPPF (Feb 2019) 'Meeting the challenge of climate change, flooding and coastal change', also states at para. 149 *that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.*

Para. 150 states that *new development should be planned for in ways that:*

- a) *Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
- b) *Can help to reduce greenhouse gas emissions, such as through its locations, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.*

Para. 151 states *to help increase the use and supply of renewable and low carbon energy and heat, plans should:*

- a) *Provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);*
- b) *Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure where this would help secure their development; and*
- c) *Identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.*

Para. 152 of NPPF goes on to state *that local planning authorities should support community- led initiatives for renewable and low carbon energy, including development outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.*

Para. 153 and 154 of NPPF are as follows:

*Para. 153: In determining planning applications, local planning authorities should expect new development to:*

- a) Comply with any development plan policies on local requirement for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

*Para. 154: When determining planning applications for renewable and low carbon development, local planning authorities should:*

- a) Not require applicants to demonstrate the overall need for renewable or low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.*

#### **SECTION 4: PROPOSED POTENTIAL AMENDMENTS TO LOCAL PLAN POLICY IN RELATION TO ENERGY EFFICIENCY**

There are policies within the adopted Local Plan that should be amended to address energy efficiency within new development in the District. Policy DM30 and Policy DM53 can be strengthened to ensure that new development is contributing to both climate mitigation and climate adaptation, and wherever possible be constructed in such a way as to produce net zero carbon equivalent emissions through its operation.

##### **POLICY DM 30-Sustainable Design**

The policy outlines the ways in which the Council supports the principles of sustainable design in new developments. While this policy broadly outlines ways to reduce energy demand in buildings it does not explicitly place requirements for buildings to meet emissions reductions targets or provide a framework for meeting energy efficiency standards.

This policy should be expanded to explore a range of measures which will ensure that buildings use as little energy as possible and are designed to use what energy used as efficiently as possible. The following outlines some of the ways in which development can contribute to the district successfully decarbonizing. Because the Future Homes Standard excludes embodied carbon of construction, this discussion does not include it.

##### **Fabric First Approach**

The fabric first approach is an approach to building that puts energy efficiency as a priority before any other carbon reducing measures. It begins with thinking about a property from design through construction rather than what can be added on after construction to ensure carbon reductions. Through each stage of design and development, each component of the building is considered as well

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as its sitting and orientation and how the different elements can reduce energy consumption and improve the energy efficiency of a building. This considers the walls, doors, ventilation, thermal bridging, airtightness, solar gain, and windows for example. While adding on extras such as energy efficient lighting and heating will reduce energy use, the primary focus of a fabric first approach is how to ensure that energy use is not required from the start. It also ensures that energy that is used is made the most of and does not escape from the building. Not only does this lead to reductions in carbon emissions associated with the operational energy of a building, it also reduces fuel bills and can help to alleviate fuel poverty.

### Passivhaus

Originally developed in Germany, Passivhaus is a voluntary building standard which emphasises the fabric first construction and design to maximise the energy efficiency of a building. The standard focuses on the fabric first approach to construction, where the building is so well constructed that it can be passively heated from solar gain and occupant activity and requires very little if any heating. Passivhaus has a range of design standards for a building to meet its accreditation standard. Homes built to Passivhaus standards use as much as 90% less heating energy than traditional build methods resulting in much lower operational energy associated carbon emissions. In addition to certification for new builds, there is also a certification scheme called EnerFit which recognises the design challenges of retrofitting existing buildings.

### BREEAM

BREEAM is a sustainability assessment for infrastructure and the built environment. The international framework focuses on the sustainability performance and whole lifecycle of the building from the design phase through to the social and economic impacts of the development. The standard have been used for a wide range of building types from offices to retail to industrial and mixed use. When projects do not fit with existing technical standards, a bespoke BREEAM accreditation is available to ensure that the building is taking advantage of as many opportunities to reduce its impact as possible.

The following amendments/changes are proposed as possibilities to policy DM30:

- The policy could be reviewed to assess the ways in which the built environment can take advantage of improved building standards to reduce energy consumption and improve energy efficiency above the building standards.

### **POLICY DM53- Renewable and Low-Carbon Energy Generation**

In terms of onshore wind generation, the 2015 Ministerial Statement still restricts scope. However, LCC could look at re-investigating the 'area of search' for which wind turbines could be supported to see if the scope and parameter could be extended.

The scope of the policy can also be expanded to look in detail at a wider range of renewable energy, this could include solar, hydro, biomass, battery storage facilities, etc. and the ways in which these could be incorporated on development sites as part of making developments net energy neutral or even energy positive. Additionally, the policy could be expanded from mentioning heating networks



in the supporting text of the policy, to bringing it into the policy and expanding the scope for heating and cooling.

The following amendments/ changes are proposed as possibilities to policy DM53:

- The policy could be reviewed to consider whether the 'Area of Search' could be expanded to support onshore wind turbines
- The policy could be expanded to provide more detail and more support for other forms of renewable energy such as solar, hydro, biomass and battery storage as well as heating and cooling networks.

## **SECTION 5: CONCLUSIONS**

This background paper on setting energy efficiency standards has been produced to explore the options for Lancaster City Council to set its own energy efficiency standards that go beyond the building regulations. Within the current regulatory landscape, it is possible at this time for the Local Plan to include measures for increased energy efficiency in new development. Three Dragons will be providing a detailed examination of efficiency standards options that could be required of new development within the constraints of viability while the evidence based document "Investigation into the promotion of macro-renewable and micro-renewable energy generation in the Lancaster District" will explore in detail the different renewable energy technologies that can be combined with energy efficient development to help reach net zero operational developments. With policy amendments supporting more ambitious energy efficiency standards, the Local Plan can help to ensure that new development has reduced climate impacts over the lifetime of the development and supports reducing operational energy associated emissions reductions.

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### APPENDIX 1

*Table 1: The following table shows a list compiled by the Passivhaus Trust. It details the regional and local authorities that have introduced policies that go beyond the building regulations with an emphasis on Passivhaus. The list was compiled as of December 2019.*

Authority	Policy/Activity	Headline Intent	Policy Status	Reference
<b>Ayrshire</b>	<p>The Ayrshire Growth Deal (£250m+ for North, East and South Ayrshire) includes £15m+ to create a Centre for Research into low carbon energy at the Hunterston industrial hub - the building will be a Passivhaus.</p> <p>East Ayrshire Council is exploring Passivhaus for all new schools.</p>	<p>New Passivhaus research building</p> <p>Passivhaus to be explored for all new schools</p>		N/A
<b>Bedford Borough</b>	<p>Policy 55 – Energy efficiency - Energy efficient buildings will be required as follows: i. New residential development of fewer than 10 dwellings is required to achieve a 10% reduction in carbon emissions below the Building Regulation requirement. ii. New residential development of 10 or more dwellings or on sites larger than 0.3 ha is required to achieve a 19% reduction in carbon emissions below the Building Regulation requirement.</p> <p>These requirements will apply unless it can be demonstrated that they would make the development unviable.</p>	<p>19% beyond Building Regulations</p>	<p>Emerging mandatory core policy</p>	<p>Local Plan 2030, Policy 55, page 93</p>

**Brighton  
and Hove  
City Council**

CP8 Sustainable Buildings - All development will be required to achieve the minimum standards as set out below unless superseded by national policy or legislation...Residential (New Build) Energy Performance 19% carbon reduction improvement against Part L 2013

4.84 The Building Research Establishment Environmental Assessment Method (BREEAM) is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential buildings will be required. Equivalent standards for non-residential buildings by nationally recognised certification bodies may also be accepted\*. Any changes to nationally described standards and or revised Building Regulations will be addressed through Part 2 of the City Plan or a review of this Policy.

\* Such as Passivhaus or AECB standards.

19% beyond  
Building  
Regulations

Ability to use  
Passivhaus as an  
alternative to  
BREEAM

Mandatory  
core policy  
Adopted  
March 2016

Brighton and  
Hove City Plan,  
Policy CP8, Page  
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<b>Bristol City Council</b>	<p>Development will be expected to achieve:            A minimum 10% reduction in regulated CO2 emissions through energy efficiency measures; and            A minimum 35% reduction in regulated CO2 emissions through a combination of energy efficiency measures and on-site renewable energy generation.            After applying on site measures, development is expected to achieve a 100% reduction in its remaining regulated and unregulated emissions through the use of carbon offsetting as set out below.</p> <p>Passivhaus buildings            Where buildings are proposed to be certified Passivhaus standard, the % CO2 reduction targets above relating to energy efficiency measures, on-site renewables and Allowable Solutions will not need to be met. In these cases, a full Energy Strategy will not be required and it will be sufficient to submit the technical information required to demonstrate that the Passivhaus standard can be achieved and for the Sustainability Statement to demonstrate that the residual heat/cooling demand for the development has been met sustainably as set out below.</p>	<p>35% reduction in emissions and then the remainder offset (as per London Plan)</p>	<p>Emerging Mandatory core policy</p>	<p>Bristol Local Plan Review, Draft Policy CCS2, Page 109</p>
<b>Cambridge City Council</b>	<p>In order to ensure that the growth of Cambridge supports the achievement of national carbon reduction targets...all new development will be required to meet the following minimum standards of sustainable construction...unless it can be demonstrated that such provision is not technically or economically viable: On-site reduction of regulated carbon emissions of 44% relative to Part L 2006. (This is equivalent to 19% reduction on 2013 Edition).</p> <p>There are many approaches that can be taken to meeting the construction standards required by this policy. The Council will be supportive of innovative approaches to meeting and exceeding the standards set out in the policy. While there are no nationally described standards for residential development, the Council will be supportive of schemes that seek to utilise standards such as the BRE's Home Quality Mark, the Passivhaus Standard or Leadership in Energy and Environmental Design (LEED). The development of bespoke standards for new housing and non-residential development would also be supported.</p>	<p>19% beyond Building Regulations             Passivhaus supported</p>	<p>Mandatory core policy Adopted Oct 2018</p>	<p>Cambridge Local Plan 2018, Policy 28, Page 107</p>

<b>Camden Council</b>	Whilst the Council's Local Plan encourages Passivhaus, the plan itself calls for only a 20% improvement in emissions over Building Regulations which is less than the London Plan. Commissioned multi-home Passivhaus developments Chester Balmore & Agar Grove.	Subject to London Plan	Council Policy Adopted 2017	Camden Local Plan
<b>Eastleigh Borough Local Plan</b>	The Borough Council requires that: a. all new build residential development must achieve at the time a Reserved Matters or Full Planning Application is submitted: i. a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; All non-residential and multi-residential development above 500 sqm of floor space measured externally (including extensions to existing buildings) must achieve; i. BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'Passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.	19% beyond Building Regulations  Flexibility use Passivhaus alongside BREEAM	Emerging mandatory core policy	Eastleigh Borough Local Plan 2016-2036, Policy DM2, Page 74

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<b>Edinburgh City Council</b>	<p>The city council has adopted Passivhaus for its Future Schools programme. Three received funding October 2018 (Currie High, Trinity Academy, Castlebrae High).</p> <p>A feasibility study is being drawn up to explore "a deep retrofit to building regulation gold or Passivhaus standard" of at least one council building per year.</p>	<p>Passivhaus standard will be considered for all new schools</p> <p>Investigation into retrofit of council buildings to building regs gold or Passivhaus</p>	<p>Council Policy</p>	<p>Energy in Schools Annual Report Dec 2018</p>
<b>Exeter City Council</b>	<p>The Council has undertaken a number of Passivhaus developments:</p> <ul style="list-style-type: none"> <li>- New Passivhaus Leisure Centre (St Sidwell's Point)</li> <li>- Rowan House (3 units)</li> <li>- Knights Place (18 units)</li> <li>- Barberry Close (6 units)</li> <li>- Chester Long Court (26)</li> <li>- Silverberry Close (8 units)</li> <li>- St Loyes Extra Care Home</li> </ul>	<p>New council buildings to be Passivhaus</p>	<p>Council Policy</p>	<p>N/A</p>
<b>Glasgow City Council</b>	<p>Passivhaus offered as a route to achieve Gold Level compliance (Option 2). Gold level compliance is required for new developments from 1 Sep 18 onwards. The alternative is a 27% reduction in TER plus a minimum 20% abatement in emissions from low/zero carbon renewables.</p>	<p>New residential buildings to be Passivhaus</p>	<p>Adopted mandatory core policy</p>	<p>Glasgow City Development Plan, Policy SG5</p>
<b>Greater London Authority</b>	<p>SI2 Minimising Greenhouse Gas Emissions – Major development should be net zero carbon...In meeting the zero-carbon target a minimum on-site reduction of at least 35% beyond Building Regulations is expected. Residential development should aim to achieve 10 per cent, and non-residential development should aim to achieve 15 per cent through energy efficiency measures. Remaining emissions are handled using a carbon offset fund.</p>	<p>35% beyond Building Regulations and the to Zero Carbon via offset</p>	<p>Emerging mandatory core policy</p>	<p>New London Plan, Policy SI2, Page 324</p>
<b>Greater Manchester Combined Authority</b>	<p>GM – S 2 Carbon and Energy – a. Be zero carbon from 2028 by following the energy hierarchy (with any residual emissions offset)...With an interim requirement that all new dwellings should seek a 19% carbon reduction against Part L of the 2013 Building Regulations...Achieve a minimum of 20% reduction in carbon emissions (based on the Dwelling Emission or Building Emission Rates) through the use of on site or nearby renewable and/or low carbon technologies...</p>	<p>19% beyond Building Regulations</p>	<p>Emerging mandatory core policy</p>	<p>Greater Manchester's Plan for Homes, Jobs and the Environment, Policy GM-S 2, Page 77</p>

<b>Guildford Borough Council</b>	<p>D2 Sustainable design, construction and energy (9) - buildings must achieve a reasonable reduction in carbon emissions of at least 20%*. This should be achieved through the provision of appropriate renewable and low carbon energy technologies in the locality of the development. Where it can clearly be shown that this is not possible, offsite offsetting measures in line with the energy hierarchy should be delivered. *20% reduction against the TER set out in 2013 building regulations after energy efficiency has been addressed, in line with the energy hierarchy.</p>	<p>20% beyond Building Regulations</p>	<p>Emerging mandatory core policy</p>	<p>Guildford borough Submission Local Plan: strategy and sites, Policy D2, Page 101</p>
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Havant Borough Council	<p>E8 Low Carbon Design – proposals for residential development will be granted where they achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate of Part L of the Building Regulations.</p>	19% beyond Building Regulations	Mandatory core policy	Havant Borough Local Plan 2036, Policy E8, Page 10 3
	<p>In addition to the above, the Council will generally be supportive of proposals which incorporate the principles of Passivhaus as these homes minimise and can even eliminate the need for heating systems and therefore reduce energy consumption. The principles of Passivhaus include proper insulation, no air leakage, no thermal bridges, triple glazing as well as orientation for winter sun/summer shade.</p>	Supportive of Passivhaus		
Ipswich Borough Council	<p>DM1 New build residential development should achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L)</p> <p>DM3 All new build development of 10 or more dwellings or in excess of 1,000 sq. m of other residential or non-residential floorspace shall provide at least 15% of their energy requirements from decentralised and renewable or low-carbon sources. If it can be clearly demonstrated that this is not either feasible or viable, the alternative of reduced provision and/or equivalent carbon reduction in the form of additional energy efficiency measures will be required. The design of development should allow for the development of feed in tariffs</p>	19% beyond Building Regulations	Mandatory core policy	Ipswich Borough Council Local Plan, Policies DM1 and DM3, Page 78
	<p>The policy also provides for some flexibility where it can be clearly demonstrated that achieving the required percentage provision of renewable or low-carbon energy would not be either technically feasible or financially viable in the light of such considerations as site constraints, other planning requirements, development costs, and the prevailing market conditions at the time. In such circumstances the Council may agree to a lower percentage provision being achieved where the introduction of additional energy efficiency measures (i.e. additional to those required under policy DM1 such as passive house design or other inbuilt energy efficiency measures) to achieve an equivalent reduction in carbon emissions.</p>	Flexibility to use Passivhaus to demonstrate reduction is achieved		



Lambeth Council	<p>The Council's Local Plan is silent on additional targets but is subject to the London Plan.</p> <p>However, the Council has expressed intent to build new council residential properties to the Passivhaus standard. The first is Akerman Road (9 homes for rent)</p>	Subject to London Plan	Council Policy Adopted 2015	Lambeth Local Plan
Milton Keynes Council	<p>SC1 Sustainable Design and Construction -</p> <p>4.a Achieve a 19% carbon reduction improvement upon the requirements within Building Regulations Approved Document Part L 2013. 4.b. Provide on-site renewable energy generation, or connection to a renewable or low carbon community energy scheme, that contributes to a further 20% reduction in the residual carbon emissions subsequent to a) above. 4.c. Make financial contributions to the Council's carbon offset fund to enable the residual carbon emissions subsequent to the a) and b) above to be offset by other local initiatives.</p>	19% beyond Building Regulations on site, another 20% via renewables/low carbon energy and the remaining emissions offset by payment	Mandatory core policy	PlanMK, Policy SC1, Page 219
Norwich City Council	<p>The Council has a number of large Passivhaus developments.</p> <p>Hansard Close, 10 units for social rent. Goldsmith Street, 105 units for social rent, Rayne Park - 112 units from a total of 173, mixture of social rent, affordable and market housing</p>	New council housing to be Passivhaus	Council Policy	N/A

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Oxford City Council	<p>Carbon reduction in new-build residential developments (other than householder applications): Planning permission will only be granted for new build residential and student accommodation developments (or 25 student rooms or more) which achieve at least a 40% reduction in the carbon emissions from a code compliant base case*. This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would be broadly equivalent to 25% of all energy used) and/or energy efficiency measures. The requirement will increase from 2026 to at least 50% reduction in carbon emissions. After 31 March 2030 planning permission will only be granted for residential and student accommodation (25 or more non self-contained student rooms) development that is Zero Carbon. *Code compliant base case is the amount of reduction in carbon emissions (from regulated energy) beyond Part L of the 2013 Building Regulations or equivalent future legislation. The current code compliant base case means that the developer must demonstrate 19% less carbon emissions than Part L of the 2013 Building Regulations.</p>	<p>19% Reduction from Building Regulations</p> <p>Increasing 2026 and Zero Carbon by 2030</p>	Mandatory core policy	Oxford Local Plan 2036, Policy RE1, Page 63
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Reading Borough Council	<p>Policy H5          "New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:</p> <ol style="list-style-type: none"> <li>All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.</li> <li>All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations.</li> <li>All major (10 dwellings or 1000m<sup>2</sup> or more) new-build residential development should be designed to achieve zero carbon homes.</li> <li>All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.</li> <li>All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations where it is viable, unless it is built in line with M4(3) (see below).</li> <li>On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.</li> </ol>	All housing developments over 10 dwellings / 1000m <sup>2</sup> to be designed to achieve zero carbon (subject to viability); all other housing developments to achieve minimum 19% reduction in TER	Emerging mandatory core policy	Submission Draft Reading Borough Local Plan
Suffolk Coastal Draft Plan	<p>Policy SCLP9.2: Sustainable Construction All new developments of more than 10 dwellings should achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations. Exceptions should only apply where they are expressed in the Building Regulations or where applicants can demonstrate, to the satisfaction of the Council, that it is not viable or feasible to meet the standards.</p>	20% reduction beyond Building Regulations	Emerging mandatory core policy	Suffolk Coastal Local Plan, Policy SCLP9.2, page 138
Swindon Borough Council	A Climate Change Working Group with 5 subgroups incl. one looking at 'Buildings, Industry Economy and Planning' is exploring how sustainable design and construction can be woven into the emerging Local Plan.	"a huge will among members to ensure that sustainable design and construction is woven into our policies"	Mandatory core policy	Climate Change Topic Paper DM1 (Placemaking Principles)