

Planning Policy Position Statement:

Clarification of how adopted ‘sustainable construction planning policies’ are to be applied to planning applications

On March 25th 2015 the Government released a [Ministerial Statement](#) following the outcomes of the Housing Standards Review. It was clarified that Local Planning Authorities can only apply sustainable construction standards that are consistent with the Government’s new technical standards. This means the requirement to comply with the Code for Sustainable Homes (CfSH) standard set out in Waveney’s adopted Local Plan can no longer be applied. Particularly affected are Local Plan policies relating to energy and water efficiency. The Ministerial Statement makes provision for Local Planning Authorities to apply optional higher national standards where an adopted policy requiring Code for Sustainable Homes was in place. The table below sets out the planning policies in Waveney’s Local Plan that are affected and how these policies will be applied from April 15th 2015.

Government Guidance and Local Policies	WDC Policy Requirements to April 14 th 2015	WDC Policy Requirements from April 15 th 2015	WDC Policy Requirements from October 1 st 2015	WDC Policy Requirements from October 1 st 2016
<p>CfSH withdrawn, effective April 15th 2015.</p> <p>Government is to set out national technical standards. These will be included as part of the Building Regulations. Additionally, optional higher technical standards will be set out that can be applied by local authorities where there is evidence of need and the impact on viability has been considered.</p>	All new residential dwellings to achieve CfSH level 3 compliance.	Extant planning permissions with conditions requiring the submission of final CfSH certificates demonstrating Code compliance granted up to March 25 th 2015 will need to be fulfilled.	N/A	N/A
<p>Policy DM04 ‘Sustainable Construction’ (CfSH compliance)</p>	All new residential dwellings to achieve CfSH level 3 compliance.	CfSH compliance no longer required. Local Plan policy no longer applies to residential development.	CfSH compliance no longer required. Local Plan policy no longer applies to residential development.	CfSH compliance no longer required. Local Plan policy no longer applies to residential development.
<p>Policy DM04 ‘Sustainable Construction’ (Energy efficiency)</p>	Energy efficiency equivalent to Building Regulations required.	Local Plan policy no longer applies to residential	Local Plan policy no longer applies to residential	Local Plan policy no longer applies to residential

<p><i>[Building Regulations to be updated. These will set out national energy performance standards from late 2016.]</i></p>		<p>development. Compliance with Building Regulations required.</p>	<p>development. Compliance with Building Regulations required.</p>	<p>development. Compliance with Building Regulations required.</p>
<p><u>Policy DM04 ‘Sustainable Construction’ (Water efficiency)</u></p> <p><i>[Building Regulations to be updated. These will set out national water efficiency standards including a higher optional standard from October 1st 2015.]</i></p>	<p>Water efficiency equivalent to CfSH level 3/4 required (i.e. 105 litres per person per day).</p>	<p>Local Plan policy continues to apply (i.e. 105 litres per person per day).</p> <p><i>[Adopted policy in place requiring water efficiency standards higher than Building Regulations.]</i></p>	<p>Optional higher Building Regulations standard to be applied (i.e. 110 litres per person per day).</p> <p><i>[Evidence of need and impact on viability has been considered as part of the Development Management Policies and Lowestoft Lake Lothing & Outer Harbour Area Action Plan Examinations in Public.]</i></p>	<p>Local Plan policy no longer applies. New optional higher Building Regulations standard to be applied (i.e. 110 litres per person per day).</p>
<p><u>Policy DM05 ‘Carbon Emissions and Carbon Compliance’</u></p> <p><i>[Existing planning policy is not affected by Ministerial Statement. Additional 15% reduction of residual carbon emissions is less than the energy efficiency requirement equivalent to CfSH level 4.]</i></p>	<p>All new buildings will be encouraged to achieve a 15% reduction of residual CO2 emissions after Building Regulations compliance demonstrated through the documentation showing the Target Emission Rate (TER) and Dwelling Emissions Rate (DER) along with details of how the CO2 emission requirements will be achieved.</p>	<p>Local Plan policy continues to apply (i.e. submission of an energy statement with detailed planning application as set out in the Renewable Energy and Sustainable Construction SPD).</p>	<p>Local Plan policy continues to apply (i.e. submission of an energy statement with detailed planning application).</p>	<p>Local Plan policy continues to apply (i.e. submission of an energy statement with detailed planning application).</p>
<p><u>Policy DM17 ‘Housing Type and Mix’</u></p>	<p>A proportion of all new housing to be built to ‘Lifetime Homes’ standards.</p>	<p>Part of Local Plan policy referring to ‘Lifetime Homes’ no longer applies.</p>	<p>Part of Local Plan policy referring to ‘Lifetime Homes’ no longer applies.</p>	<p>Part of Local Plan policy referring to ‘Lifetime Homes’ no longer applies.</p>

<p><u>Policy WEW1 'Energy Requirements within the AAP Area'</u></p> <p><i>[Building Regulations to be updated. These will set out national energy performance standards from late 2016.]</i></p>	<p>Energy efficiency equivalent to CfSH level 5 required.</p>	<p>Apply energy efficiency standard requiring an additional 19% reduction of residual carbon emissions after 2013 Building Regulations compliance.</p> <p><i>[Adopted policy in place requiring energy efficiency standards higher than Building Regulations.]</i></p>	<p>Apply energy efficiency standard requiring an additional 19% reduction of residual carbon emissions after 2013 Building Regulations compliance.</p> <p><i>[Adopted policy in place requiring energy efficiency standards higher than Building Regulations.]</i></p>	<p>Local Plan policy no longer applies.</p> <p><i>[National energy performance requirements to be set out in Building Regulations.]</i></p>
<p><u>Policy WEW2 'Water Efficiency and Quality'</u></p> <p><i>[Building Regulations to be updated. These will set out national water efficiency standards including a higher optional standard from October 1st 2015.]</i></p>	<p>Water efficiency equivalent to CfSH level 5 required.</p>	<p>Water efficiency equivalent to CfSH level 3/4 to be achieved (i.e. 105 litres per person per day).</p> <p><i>[Adopted policy in place requiring water efficiency standards higher than Building Regulations.]</i></p>	<p>Optional higher Building Regulations standard to be applied (i.e. 110 litres per person per day).</p> <p><i>[National water efficiency requirements to be set out in Building Regulations.]</i></p>	<p>Optional higher Building Regulations standard to be applied (i.e. 110 litres per person per day).</p> <p><i>[National water efficiency requirements to be set out in Building Regulations.]</i></p>

Non-Residential Development

The requirements for schools and offices with gross floorspace equal or greater than 1000m² across the District, or all non-residential development within the Lowestoft Lake Lothing & Outer Harbour Area Action Plan area, are not affected by the Housing Standards Review. BREEAM requirements set out in policies DM04, WEW1 and WEW2 continue to apply.