

Reference number: 16/507443

Changes as a result of a Housing Standards Review by the Government has seen the withdrawal of the Code for Sustainable Homes and the introduction of a new system of optional Building Regulations on water and access, and a new national space standard (“the new national technical standards”). This system complements the existing set of Building Regulations, which are mandatory. This does not preclude requiring renewable or low-carbon sources of energy within new development, and in my view the provision of energy sources on residential developments is intrinsic in achieving a high standard of design and sustainable development, as required by the NPPF. Indeed, this would contribute towards achieving the NPPF’s environmental role of sustainability, and supporting the transition to a low carbon future and encouraging the use of renewable sources as outlined within the core planning principles of the NPPF. As such, the following condition is recommended:

The development shall not commence until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter;

Reason: To ensure an energy efficient form of development.

Recommendation remains unchanged.