

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 2.2

Should policy LP38 require developers to incorporate on-site renewable energy measures or connect to existing combined heat and power systems?

Date: 6th February 2015



GOSPORT
Borough Council

Introduction

1.1 Policy LP38 of the Gosport Borough Local Plan 2011-2029 (GBLP) (Submission Library LP/A1/1) recognises the importance of energy resources and the potential role that the Local Plan can assist in improving energy efficiency and securing renewable and low carbon forms of energy. The Policy recognises the zero carbon hierarchy and has been adapted to take into account various changes in planning policy in relation to sustainability standards as highlighted within this response.

On-site renewable energy and combined heat and power systems

2.1 As a result of representations made by the Home Builders Federation (HBF) (Rep 8) the Borough Council is proposing the following minor modification to Policy LP38 in the GBLP. This modification is set out in the Schedule of Proposed Minor Modifications to the Publication Version: Nov 2014 (LP/A1/1/4) and included in Table 1 for convenience.

Table 1: Proposed minor modification to Policy LP38: Energy Resources

Reference	Proposed modification	Reason
Policy LP38 Point 2	<p>New development will be required to meet at least the relevant national standards for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy <u>as follows</u>: in that development should:</p> <ul style="list-style-type: none"> a) be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings; b) connect to existing combined heat and power (CHP) and District Heating/Cooling networks or contribute to their future development; c) use renewable energy technologies to produce required energy on-site; and d) make use of 'Allowable Solutions' to deal with any remaining CO₂ emissions 	To provide further clarity that the developer has a degree of choice in which measures can be used to reach the national standards.

2.2 It is considered that this minor modification addresses the HBF concerns relating to the changes in Government guidance as set out on page 9 of their response. This modification reflects an evolving policy position from earlier versions of the Local Plan which originally included the Code for Sustainable Home requirements. This has now been removed in the light of the Government's Housing Standards Review, with the

latest position set out in the Technical Consultation (September 2014)(Paragraphs 130 and 132) which makes the Government's position clear on this issue.¹

- 2.3 The latest phrasing of Policy LP38 therefore highlights to developers the importance of meeting at least the latest Government standards for energy use and CO₂ reduction as included in the applicable Building Regulations. The Policy instead sets out a range of possible measures identified in the zero carbon hierarchy advocated by the Government. This enables developers to follow a flexible approach to meet the required standard. This is in accordance with the Government's position set out in, *'Next steps to zero carbon homes – Allowable Solutions Government response and summary of responses to the consultation'*².

Conclusion

- 3.1 The policy therefore no longer potentially requires developers to incorporate on-site renewable energy measures or connect to existing combined heat and power systems; instead such measures can be considered as part of a suite of measures best suited to the developer.

¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/354154/140911_HSR_CONSULTATION_DOCUMENT_FINAL.pdf

² <https://www.gov.uk/government/consultations/next-steps-to-zero-carbon-homes-allowable-solutions>