

# Local Authority Energy Policies



A list of regional/ local planning policies that include Passivhaus or equivalent  
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>
<b>Brighton and Hove City Council</b>	<p>CP8 Sustainable Buildings - All development will be required to achieve the minimum standards as set out below unless superseded by national policy or legislation...Residential (New Build) Energy Performance 19% carbon reduction improvement against Part L 2013</p> <p>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 Until superseded by nationally prescribed standards, the BREEAM standards for non-residential buildings will be required.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.</p> <p>* Such as Passivhaus or AECB standards.</p>	<p>19% beyond Building Regulations</p> <p>Ability to use Passivhaus as an alternative to BREEAM</p>	<p>Mandatory core policy Adopted March 2016</p>	<p>Brighton and Hove City Plan, Policy CP8, Page 166</p>



<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.</p> <p>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>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>
	<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>Passivhaus offered as an alternative compliance route</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</p> <p>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>	<p>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 &amp; Agar Grove.</p>	<p>Subject to London Plan</p>	<p>Council Policy Adopted 2017</p>	<p>Camden Local Plan</p>
<b>Eastleigh Borough Local Plan</b>	<p>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.</p>	<p>19% beyond Building Regulations</p> <p>Flexibility use Passivhaus alongside BREEAM</p>	<p>Emerging mandatory core policy</p>	<p>Eastleigh Borough Local Plan 2016-2036, Policy DM2, Page 74</p>



<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>



<b>Havant Borough Council</b>	<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> <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>	<p>19% beyond Building Regulations</p> <p>Supportive of Passivhaus</p>	Mandatory core policy	Havant Borough Local Plan 2036, Policy E8, Page 103
<b>Ipswich Borough Council</b>	<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> <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>	<p>19% beyond Building Regulations</p> <p>Flexibility to use Passivhaus to demonstrate reduction is achieved</p>	Mandatory core policy	Ipswich Borough Council Local Plan, Policies DM1 and DM3, Page 78
<b>Lambeth Council</b>	<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
<b>Milton Keynes Council</b>	<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>	<p>19% beyond Building Regulations on site, another 20% via renewables/low carbon energy and the remaining emissions offset by payment</p>	Mandatory core policy	PlanMK, Policy SC1, Page 219
<b>Norwich City Council</b>	<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



Oxford City Council	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.	19% Reduction from Building Regulations  Increasing 2026 and Zero Carbon by 2030	Mandatory core policy	Oxford Local Plan 2036, Policy RE1, Page 63
Reading Borough Council	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:  a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard. b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations. c. <b>All major (10 dwellings or 1000m2 or more) new-build residential development should be designed to achieve zero carbon homes.</b> d. <b>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.</b> e. 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).f. 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'.	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	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.	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)

