SUMMARY OF CHANGES FROM JUNE 2022

Development Type	Minimum Standard as at June 2022	What the council wants to see…	What this means for developers….	Financial/technical implications
New residential development – energy and water efficiency	Interim Future Homes Standard which requires around a 31% reduction on the Dwelling Emission Rate against the Target Emission Rate (based on the 2013 edition of Part L to the Building Regulations). A fabric first approach should continue to be prioritised. Meet the full Future Homes Standard once it comes into effect. Proposals for zero carbon development are strongly supported.	A combination of low carbon heating and increased fabric standards e.g., a fabric first approach should continue to be prioritised and evidenced. *Fabric first: maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems*	Proposals consider high levels of thermal insulation, air tightness, shading design, natural daylighting, natural ventilation and appropriate sizing of building systems.	(CS22) On sites where it has been proved to be unviable for development to meet the standards set out in policy CS22 on-site, one way that applicants could achieve equivalent energy and water savings elsewhere in the Borough would be to make a financial contribution to the Council to enable it to help to fund schemes that would make the savings. The Council will publish updates of energy and water schemes that will be eligible and the cost per tonne of carbon dioxide and per cubic metre of water saved.
	Optional requirement set through Part G to the Building Regulations for water efficiency.	Design for a minimum water efficiency of 110 l/p/d, aiming to exceed this, utilising the principles of the water hierarchy	Further consideration of energy efficient appliances within schemes Further engagement with council/local area on consumer awareness Implementing adequate wastewater facilities and Sustainable Drainage Systems (SuDS)	
New non-residential development of 1,000sqm or more (gross) floorspace	Non-domestic buildings must achieve an average of 27% reduction in CO2, relative to 2013 standards. BREAM Very Good standards, with energy component achieving progressive uplift in Part L to the Building Regulations in line with Government objective for non-residential buildings to achieve the Future Buildings Standard. BREEAM assessment is also available for mixed-use schemes, combining both	Apply fabric first approach Comply with the Building Regulations Fabric Energy Efficiency Standard Non-residential developments with high energy consumption - include three credits from BREEAM Ene04 to achieve a 10% reduction in carbon emissions..	Proposals consider high levels of thermal insulation, air tightness, shading design, natural daylighting, natural ventilation and appropriate sizing of building systems.	

	residential and non-residential development.			
	Achieve mandatory credits under water category of BREEAM assessment.	The minimum standard is to achieve 12.5% reduction in water consumption from the baseline.	Utilising the BREEAM Wat 01 calculator or alternative method to compare the water consumption (litres/person/day) for the building against a baseline.	
Minor non-residential development	Incorporate energy measures in accordance with interim requirements of Part L to the Building Regulations and full Future Buildings Standard once it comes into effect.	Apply fabric first approach Comply with the Building Regulations Fabric Energy Efficiency Standard Non-residential developments with high energy consumption - include three credits from BREEAM Ene04 to achieve a 10% reduction in carbon emissions.	Proposals consider high levels of thermal insulation, air tightness, shading design, natural daylighting, natural ventilation and appropriate sizing of building systems.	
	Incorporate water efficiency measures (as per Climate Change SPD guidance).	Proposals follow water hierarchy as best practice - Water efficient devices - low-flush toilets, aerated taps, low flow shower heads - Smart metering - Consumer awareness - promotional campaigns, leaflets - Collection, storage, treatment and reuse of water (particularly rainwater)	Further consideration of energy efficient appliances within schemes Further engagement with council/local area on consumer awareness Implementing adequate wastewater facilities	
Development with exceptional high energy consumption / power/cooling loads	Reduce total carbon emissions from development by 10% through use of on-site renewable energy measures.	To achieve CS22, in addition to (or as a means to) achieving a 'Very Good' rating, the proposed development achieves all three credits available in Ene04 i.e., through passive design analysis and/or a feasibility study at concept design to establish the most appropriate local (on-site or near-site) LZC energy source for the building / development.	Schemes that consider building location and orientation on the site; building layout; window design; insulation (including window insulation); thermal mass; shading; and ventilation.	

All new development	Consider integration of Combined Heat and Power or other forms of low carbon district heating in the development. Connect to an energy station or district heat network, or be designed to be connection-ready, if located within town centre 'connection zone', unless a better alternative for reducing carbon emissions can be demonstrated.	Proposals are designed to be connection-ready or connect to existing DEN in first instance.	Costs associated with connecting to existing network. Financial contributions toward establishing a new network	
	Electric vehicle charging point provision in accordance with Part S to the Building Regulations.	Proposals provide a provision of EV charging points and cable routes as stated under Part S and Climate Change SPD guidance	Proposals consider ease of access and location of EV provision.	
	Take into account layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change. Accord with uplift in Part F (ventilation) and new Part O (overheating in new homes) to the Building Regulations, and full Future Homes and Building Standards once they come into effect.		Guidance is followed as appropriate	
	Designed to facilitate reduction of waste, and then recycling and composting of waste produced.		Proposals provide appropriate recycling facilities and waste management.	
	Use sustainable construction techniques that promote the reuse and recycling of building materials. Responsible resourcing of materials, and locally sourced where possible.		Proposals use materials with lower embodied carbon, particularly those with potential to be recycled.	
	Make biodiversity enhancements such as green roofs/walls and bird and bat boxes.		Building design implements green initiatives to support growth of local biodiversity e.g., flora and fauna.	