

admin

ITEM 14

From:
Sent: 27 October 2020 13:24
To: admin
Subject: Your Correspondence RE: Passivhaus

Mrs Victoria Woodhouse,

Thank you for your email correspondence dated 23rd October 2020 and applying Passivhaus standards to all future developments.

You will be aware that North Devon and Torridge have an adopted Joint Local Plan (2018), and at the time of Examination and adoption the Government has clearly indicated that Local Authorities were not to seek locally prescribed development standards which exceed those specified with national Building Regulations. As a result several Local Plan Policy criterion relating to requiring higher energy efficiency and onsite renewable energy provision were challenged and removed by the Inspector, citing the <https://www.legislation.gov.uk/ukpga/2015/20/contents/enacted>

In the interim the Government have published <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings> which included discussion on the ability of Local Planning Authorities to set policies relating to accelerating the push towards net zero carbon development. As you can see, we are still awaiting the Government response to this consultation which will set the framework for future policy development.

As a result of the Local Plan Examination, current Policy does not have a requirement on which we could reasonably expect developers to achieve specific standards such as Passivhaus. Following the publication of https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf, North Devon and Torridge will commence with a process of Local Plan review which will identify the areas which required strengthening, and building efficiency is certainly one of the areas identified. This will be informed by the Governments national policy position following the above consultations.

Please feel free to contact me directly should you wish to discuss further or have any additional questions.

Regards

Planning Policy | Strategic Development & Planning | Place Services

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