

## Proposed changes to Policy C11

- The Planning Inspectors identified that **Policy C11 ‘Net Zero Carbon and lowering energy consumption in new development’** does not align with current national guidance on this topic;
- They also raised concerns over the impact of this policy on viability – as (at present) there are significantly higher build costs associated with new homes being net zero;
- The government are also looking to bring forward energy efficiency and net zero aims through revised Building Regulations and the [Future Homes Standard](#);
- The council are proposing to delete the policy (and all supporting text) in its entirety as this is thought to represent the most appropriate decision at this time, taking into account the viability of the plan as a whole and emerging national standards;
- The page overleaf shows the policy wording that would be deleted from the IPS.

### **C11: Net zero carbon and lowering energy consumption in new development**

To help meet the objectives of the Climate and Environment Strategy and to support local energy security and resilience on the island, the council will require all new residential homes to be net zero carbon and meet the following thresholds:

#### **Space heating demand**

All housing should achieve a space heating demand of **15 to 20kWh/m<sup>2</sup>/year**. Bungalows should achieve a space heating demand of **20 to 30kWh/m<sup>2</sup>/year**.

#### **Energy use intensity (EUI) targets**

All housing should achieve an Energy Use Intensity (EUI) of no more than **35kWh/m<sup>2</sup>/year**. Bungalows should achieve an EUI of no more than **40kWh/m<sup>2</sup>/year**.

To ensure best practice, predictive energy modelling (e.g. using PHPP or CIBSE TM54 or equivalent) should be carried out showing that the proposed development will meet the space heating demand and EUI targets. Modelling should be included as part of any detailed planning application. Planning conditions will require confirmation at pre-commencement, pre-occupation and post completion.

#### **Renewable energy**

Renewable energy should be generated on-site for all new developments. The amount of energy generated in a year should ideally match the predicted annual energy demand of the building; i.e. renewable energy generation (kWh/m<sup>2</sup>/yr) = EUI (kWh/m<sup>2</sup>/yr).

#### **Embodied carbon**

An upfront embodied carbon target must be met of **< 300kgCO<sub>2</sub>/m<sup>2</sup>**.

Upfront embodied carbon emissions from Building Life Cycle Stages A1 to A5 include substructure, superstructure, MEP, facade and internal finishes. To ensure best practice an embodied carbon assessment should be carried out, showing that the development meets the upfront embodied carbon target. Evidence should be included as part of any detailed planning application, be reconfirmed pre-commencement, validated preoccupation and monitored post-completion.

All applicants must demonstrate use of an assured performance method in order to ensure that the buildings' operational energy performance reflects design intentions.

The council will prepare a supplementary planning document to provide further guidance on achieving net zero and the thresholds set out above in new development including the use of carbon offsetting and also set out what documentation will be required to support planning applications.

There may be development sites which can demonstrate that the net zero thresholds set out in criteria 1 to 4 above can be met on average across the development site, and subject to appropriate justification, this approach will be supported.

Proposals for non-residential development should exceed wherever possible the minimum required level of 'excellent' standard for BREEAM or equivalent.