

# Energy Statement - Development Management

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## What is this?

An Energy Statement sets out the energy efficiencies to be made throughout the development.

## When is it required?

An Energy Statement will be required for all major applications, although we would encourage all applicants to consider how they can make their developments more energy efficient. A major application consists of:

- ten (10) or more units of residential accommodation
- new commercial development of 1,000 square metres or more
- change of use of 1,000 square metres or more
- site area exceeding 0.5 hectares where it is not known how many dwellings are to be created
- development site area is 1 hectare or more

## What should it include?

The Statement should aim to illustrate how the development will incorporate energy efficiency measures and should be proportionate to the scale of the development. It should include information about how the development takes account of passive solar gain or how renewable and low-carbon energy technologies will be incorporated into the development, as an integral part of the development's design. Energy efficiency should be considered at an early stage in the design process.

At this stage we are not being prescriptive about the content or format of the document but are trying to encourage developers to think about energy efficiency at an early stage and through the life cycle of the development. It is anticipated that an SPD will be prepared once local government re-organisation concludes.

The Energy Statement could address some of the following key issues (although this is not an exhaustive list, and it can include more themes):

- Baseline annual CO2 emissions and energy costs
- The likely energy demand of the development
- Energy efficiency of the building fabric and management of solar gain
- Heating, ventilation and lighting factors
- Low and zero carbon feasibility report considering renewable energy technologies
- The contribution and cost breakdown of each proposed renewable energy technology

- Proposed insulation standards for walls, windows and doors (with comparison against current Building Regulations and passivhaus (or equivalent) standards)
- A target for overall CO2
- Commitment to communal heating infrastructure if appropriate for the development such as a combined-heat-and-power or a district heating system
- Large-scale developments should provide an initial feasibility test for renewable energy + commitment to reduce CO2 emissions further through the use of onsite renewable energy generation, where feasible
- Provision of non-CO2 generating sources of heat and cooling (e.g. ground source or air source pumps)
- Provision of electric vehicle charging points
- Consideration of siting and location, shelter planting, internal layout of rooms, natural ventilation and lighting, provision of solar panels
- Consideration of material usage (for example thermally efficient materials, local materials or re-cycled materials) and construction techniques
- Rain-water harvesting (such as for flushing toilets) and green roofs
- Water butts

### **Why is one required?**

Barrow Borough Council declared a climate emergency on 16th July 2019 and made a commitment to reduce carbon emissions. The Council has adopted a 5 year Climate Change Policy which was agreed at full council on 16th June 2020. That policy sets out the ambition for the Borough of Barrow in Furness to be net zero carbon no later than 2037.

The need for an Energy Statement is required in certain circumstances under Barrow Council's most recent validation criteria in accordance with requirements in the NPPF and Local Plan policy.

### **The NPPF**

The NPPF seeks to encourage sustainable development and a low carbon economy. Policies in the Framework encourage a well-designed built environment that reflects current and future needs and support communities' health and social well-being. Chapter 14 covers meeting the challenge of climate change through encouraging renewable and low carbon energy and decentralised energy supply.

The NPPF advises that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change through its location, orientation and design.

Paragraph 152 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 154 advises: new development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

Paragraph 155 advises that to help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers

Paragraph 157 advises in determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

## **Relevant Local Plan Policies**

A number of policies in the Barrow Borough Local Plan 2016-31 relate to the need for energy efficiency.

**Policy DS2;** Sustainable Development Criteria requires that proposals incorporate energy and water efficiency measures (in accordance with the relevant Building Regulations), the use of sustainable drainage systems where appropriate and steers development away from areas of flood risk.

**Policy DS5:** Design requires that proposals mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the Building Regulations), the orientation of new buildings, and use of recyclable materials in construction

**Policy C6:** Renewable and Low Carbon Energy advises the Council will support development of renewable energy provided certain criteria are met.

**Policy EC3:** Managing Development of Employment Land requires that the development is sustainable in its energy usage, environmental impact, waste management, flood risk and transport implications.

**Policy H7:** Housing Development requires that the development is sustainable in its energy usage.

**Policy HC1:** Health and Wellbeing encourages the use of renewable energy technologies

### **Other benefits**

The energy crisis means people are now giving a higher priority than ever before to purchasing/renting energy efficient homes and it is in developers interests to try and cater for this demand.

### **Useful Sources of Information**

- Energy Saving Trust website <https://energysavingtrust.org.uk/>
- Carbon Trust website <https://www.carbontrust.com/>
- Building Research Establishment website <https://www.bregroup.com/>
- Cumbria Action for Sustainability website <https://cafs.org.uk/>