

## **Note on the Implementation of Policy CS4 (Energy and resource use) in the New Forest District (outside the National Park) Core Strategy**

Objective 2 (Climate change and environmental sustainability) as supported by Policy CS4 in the Council's adopted Core Strategy Development Plan Document (DPD) sets out requirements with regards to energy and resource use in new development. This includes requirements in relation to the 'Code for Sustainable Homes' (CfSH) for new residential development and 'BREEAM (Building Research Establishment Environment Assessment Method) Standards' in relation to new commercial developments over 1000m<sup>2</sup>.

All planning applications submitted for new residential development<sup>1</sup> will have to meet requirements in the CfSH as set out below:

<b>On or after 1<sup>st</sup> April 2010</b>	<b>Level 3</b>
<b>On or after 1<sup>st</sup> April 2012</b>	<b>Level 4</b>
<b>On or after 1<sup>st</sup> April 2016</b>	<b>Level 6</b>

All planning applications submitted for new commercial development over 1000m<sup>2</sup> will have to meet BREEAM standards as set out below:

<b>On or after 1<sup>st</sup> April 2010</b>	<b>Very Good</b>
<b>On or after 1<sup>st</sup> April 2012</b>	<b>Excellent</b>

Code assessments and BREEAM assessments are carried out in two phases:

1. An initial assessment and interim certification is carried out at the design stage. This is based on design drawings, specifications and commitments.
2. Final assessment and certification is carried out after construction, based on a design stage review. Confirmation of compliance including site records and visual inspection.

Building Research Establishment (BRE) advice is that applicants should appoint an accredited assessor at the earliest possible stage of the planning process. The applicant can choose a code service provider for the CfSH from the Communities and Local Government website (see below for link). The code service provider will offer a register of licensed assessors to choose from. The applicant can choose a 'BREEAM' assessor for commercial buildings via the 'BREEAM' website (see below for link). In addition to the above best practice advice suggests that the assessments should be merged or closely linked to Design and Access Statements.

Information on code assessors and service providers can be found via the following link:

<http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/codesustainable/assessortraining/>

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<sup>1</sup> Excluding refurbished homes, conversions, extensions and any development that is not a standard home (sheltered homes, nursing homes, student accommodation, prisons, military accommodation).

A list of qualified 'BREEAM' assessors for commercial buildings can be found via the following link;

<http://www.greenbooklive.com/search/search.jsp?partid=10001>

With regards to the CfSH, any planning application must be accompanied by:

- a) proof of registration with a code provider (in the form of the unique reference number attributed to the assessment); and
- b) a Pre-Assessment Report (or Design Stage Certificate with interim rating if available) completed by a licensed CfSH assessor demonstrating the early design strategy proposed to ensure all dwellings or house types will achieve the required CfSH rating.

With regards to BREEAM ratings, any planning application must be accompanied by:

- a) proof of registration with BRE Global (in the form of the unique reference number); and
- b) a Pre-Assessment report (or Design Stage Certificate with interim rating if available) completed by a licensed BREEAM assessor demonstrating the early design strategy proposed to ensure the building will achieve the required BREEAM rating.

The Final Certificate must be provided after the development of a site is completed. No assessment can claim to have assessed the code rating/BREEAM standard unless a certificate has been issued. All planning applications which are granted permission where the CfSH or BREEAM standards are applicable will be subject to a condition that the building is not occupied until the Council has received a final certificate from a fully qualified assessor.

In the unlikely circumstance that an applicant claims that any given development will not be able to meet the CfSH level or BREEAM standard set out in Policy CS4 of the Council's Core Strategy, applicants must provide a Pre-Assessment Report completed by a licensed CfSH assessor or a licensed BREEAM assessor demonstrating the reasons why (Pre-Assessment Estimators made available to the assessor by service providers may be used). In all circumstances a CfSH assessment or BREEAM assessment must be undertaken and the highest practical final level/standard achieved for each dwelling/building.

For those developments which fall outside of the requirements of the CfSH and the standards outlined above in respect of BREEAM, it is expected that the development will meet the requirements of parts a to f of Policy CS4. In addition new development (other than housing and commercial development as covered by Policy CS4) will have to meet the latest sustainability standards as required by buildings regulations.

### **Outline Applications**

Any outline application will be subject to a condition that the required code level or BREEAM standard is met at the reserved matters stage.

At the reserved matters stage the following must be provided by the applicants:

- Proof of registration with BRE Global (in relation to BREEAM) or a code service provider (in relation to the CfSH). This must be in the form of the unique reference number attributed to the assessment.
- A Pre-Assessment Report (or Design Stage Certificate with interim rating if available) completed by a licensed BREEAM or CfSH assessor demonstrating the early design strategy proposed to ensure all/buildings dwellings will achieve the required BREEAM standard or CfSH level.