Module 10: Regulation regimes, likely policy changes and implications for planning requirements, monitoring and enforcement

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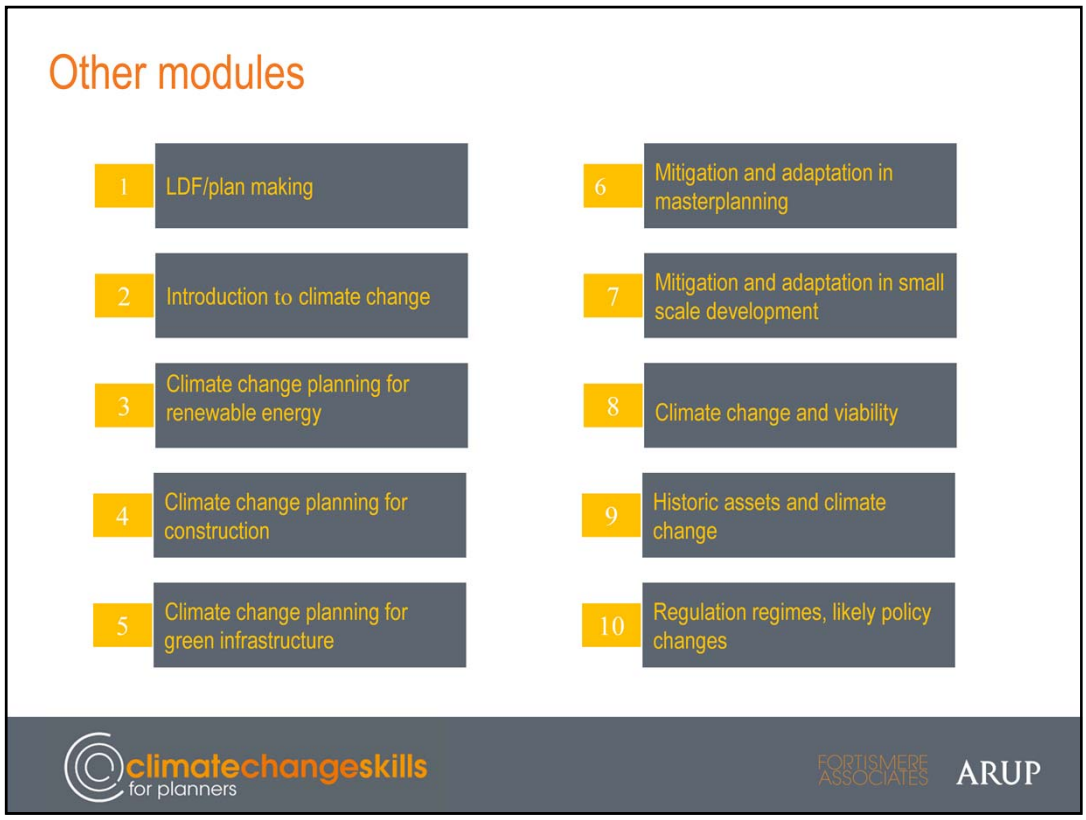
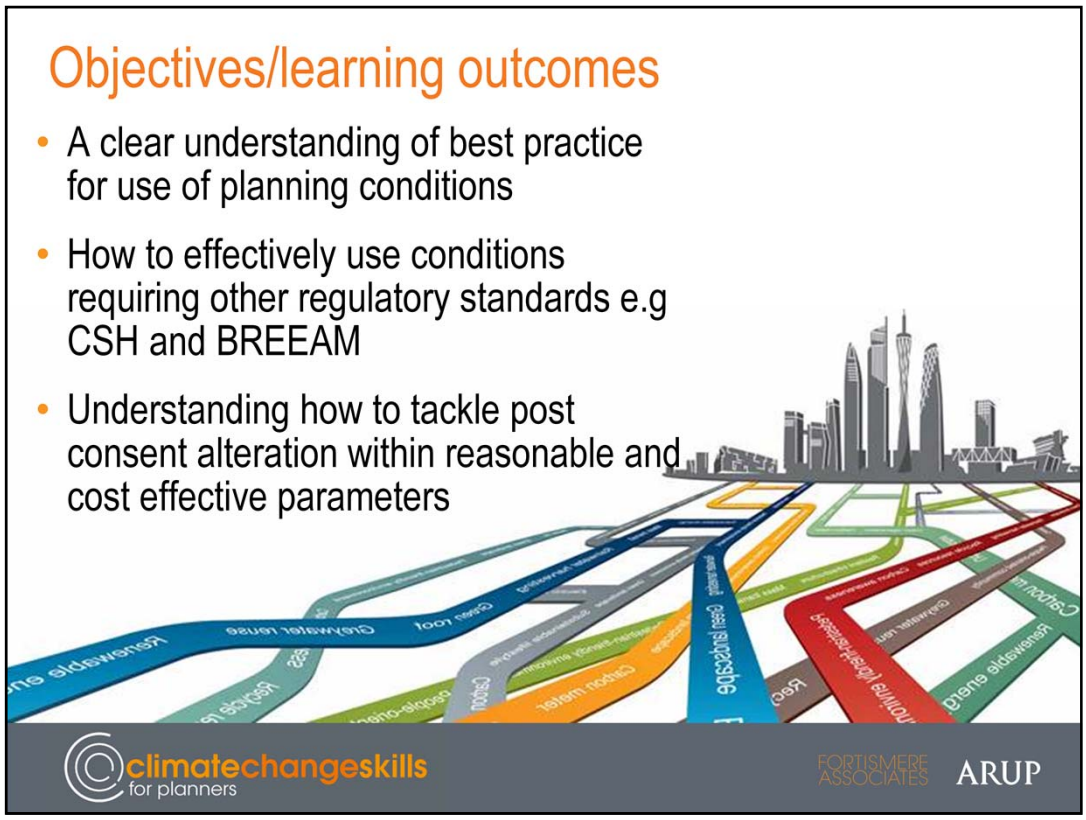


Some overlap with all modules – particularly modules 3, 6 and 7.

- LDF/plan making evidence base and Implementation of the Yorkshire and Humber renewable and Low Carbon Energy Study, 2011
- Introduction to climate change policy and context
- Climate Change Planning for Renewable Energy
- Climate Change Planning for Construction
- Climate Change Planning for Green Infrastructure
- Achieving climate change mitigation and adaptation in masterplanning
- Achieving climate change mitigation and adaptation in small scale development
- Climate Change and viability
- Historical Assets and Climate Change
- Regulation regimes, likely policy changes and implications for planning requirements, monitoring and enforcement

Aims

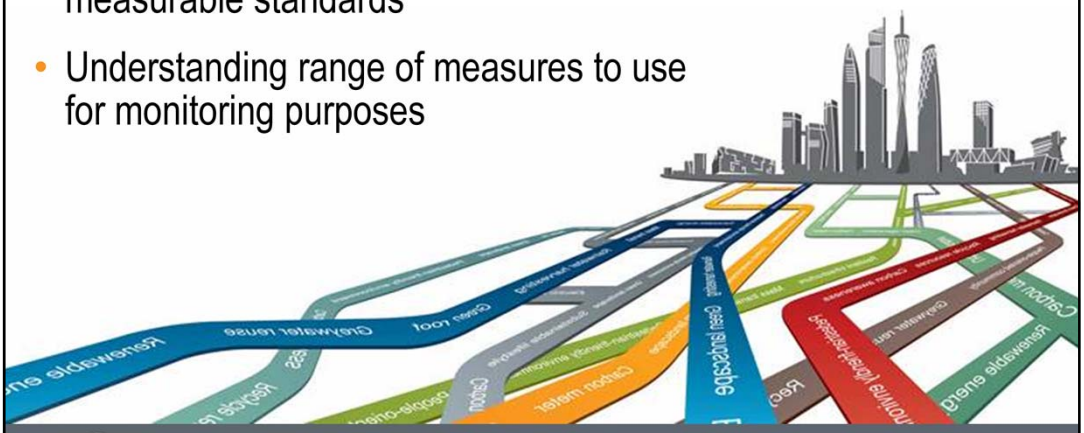
To show how to implement, monitor and enforce climate change and related policy requirements



When commissioning this work in late 2011, the following objectives were identified

Objectives/learning outcomes (2)

- Ability to implement policy requirements and measure results
- Ability to achieve enforceable and measurable standards
- Understanding range of measures to use for monitoring purposes



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Structure of the session and housekeeping

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Structure

1. Aims and structure of module
2. Recap on legislative framework
3. The role of planning
4. What is the role of development management/tools available
5. Use of conditions
6. Monitoring and enforcement of development/use of the AMR
7. What's coming next – likely changes

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Housekeeping

- Fire alarms/assembly points
- Mobile phones
- Toilets

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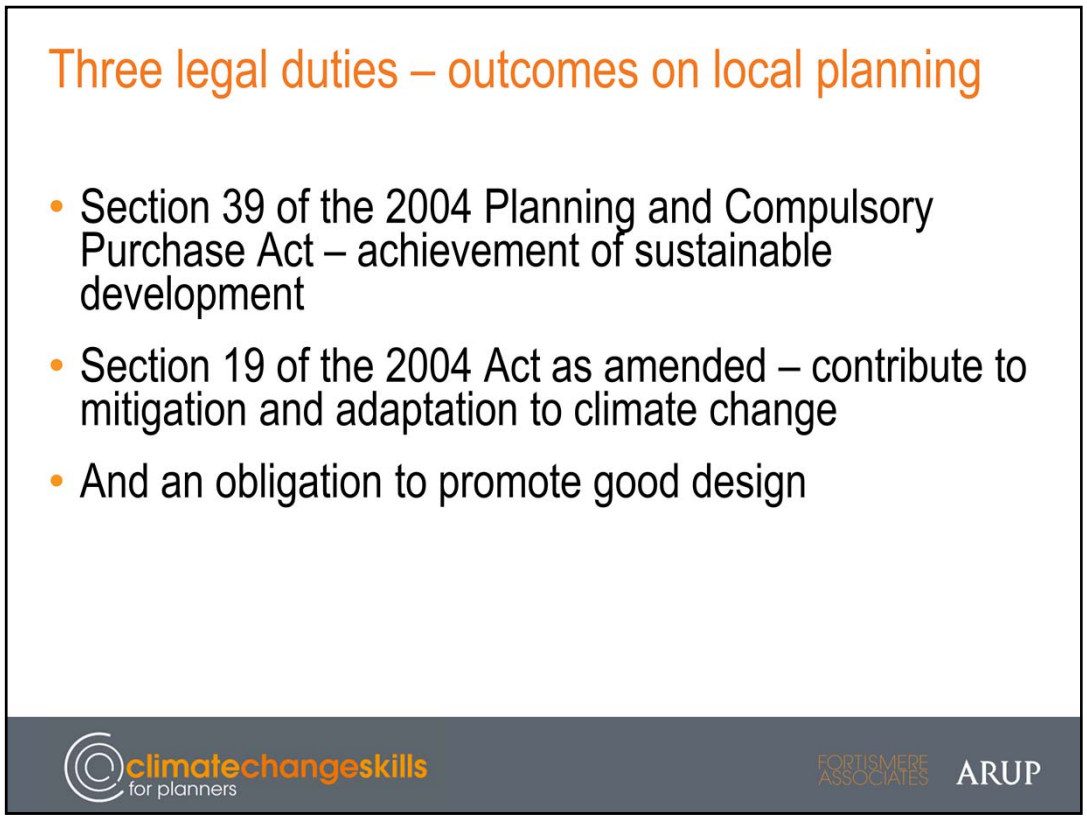
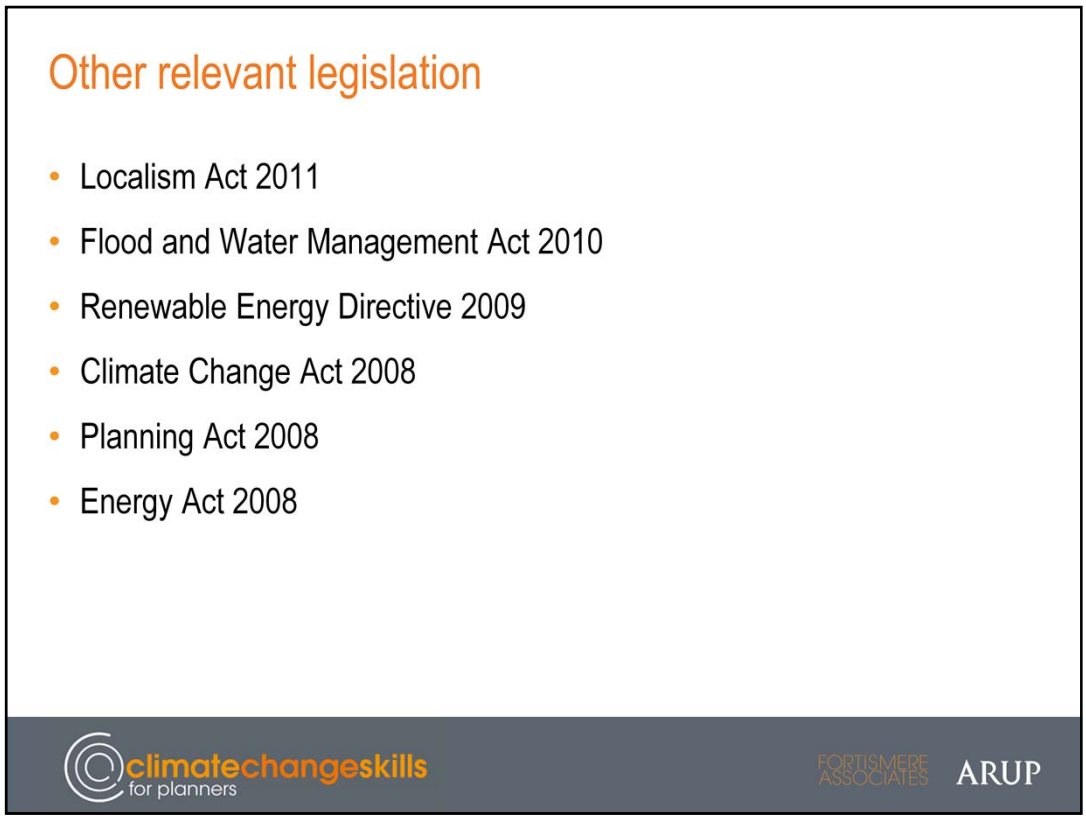
National Statute and Policy Recap



Planning legislation creates a whole series of obligations on local authorities on the process of how planning should happen from plan making to development management. Three important duties which apply to the outcomes of planning – one of which is climate change

1. S39 of the 2004 Act requires LPAs to exercise their plan making function 'with the objective of contributing to the achievement of sustainable development'. In exercising this function they 'must have reqard to national policies and advice contained in guidance' issued by the Secretary of State.
2. Duty in Section 19 of the 2004 Act as amended by the 2008 Act requires local authorities to ensure that taken as a whole plan policy contributes to the mitigation and adaptation to climate change. This is a powerful outcome focused duty on local planning and signals the clear priority to be given to climate change in the plan making process
3. Same amendment to Section 19 of the 2004 Act also places an obligation on local authorities to promote good design



Not going to dwell on this – but just a quick reminder

Localism Act – LPAs will need to use the various provisions in the Localism Act to implement action on climate change – NDPs and NDOs can be useful for community action on climate change – duty to cooperate is important in cross boundary adaptation and mitigation activities

Flood and Water Management Act 2010 – addresses the threat of flooding and water scarcity. Relevant because local authorities are responsible for ensuring that new requirements for flood risk assessments and approval of sustainable drainage systems are met. Section 9 – develop, maintain, apply and monitor a strategy for local flood risk management

Renewable Energy Directive – UK committed to sourcing 15% of energy from renewable sources by 2020. applications for renewable energy plants under 50MW will be determined by local authorities.

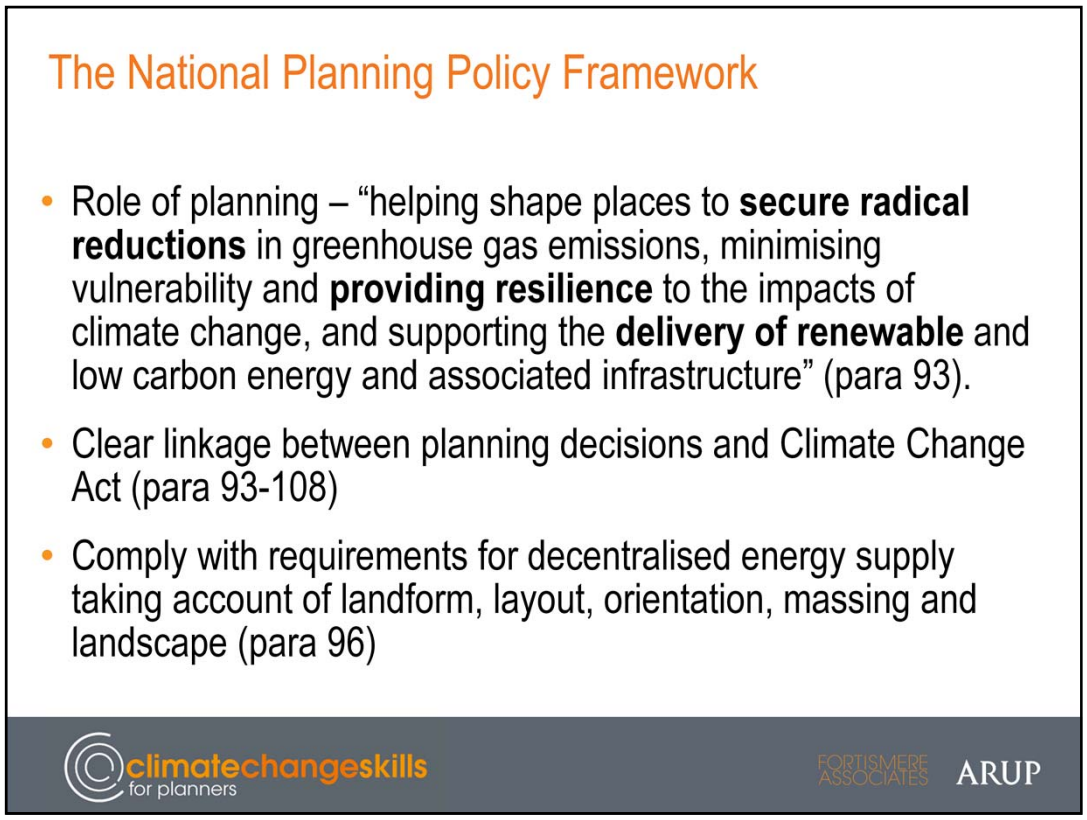
Climate Change Act 2008 – legislative framework set for meeting mitigations target as well as setting out requirements for a National Adaptation Programme to reduce CO2 emissions – 80% lower than 1990 baseline of UK greenhouse gas and carbon dioxide emissions

Planning Act 2008 – new planning regime for nationally significant infrastructure projects – LPAs will need to apply aspects of the NPS to issues such as renewable energy applications

Energy Act 2008 – powers to introduce feed in tariffs and renewable heat incentive

scheme – allows LPAs and communities to reap the benefits

Planning and Compulsory Purchase Act 2004 – duty on mitigation and adaptation … see next slide

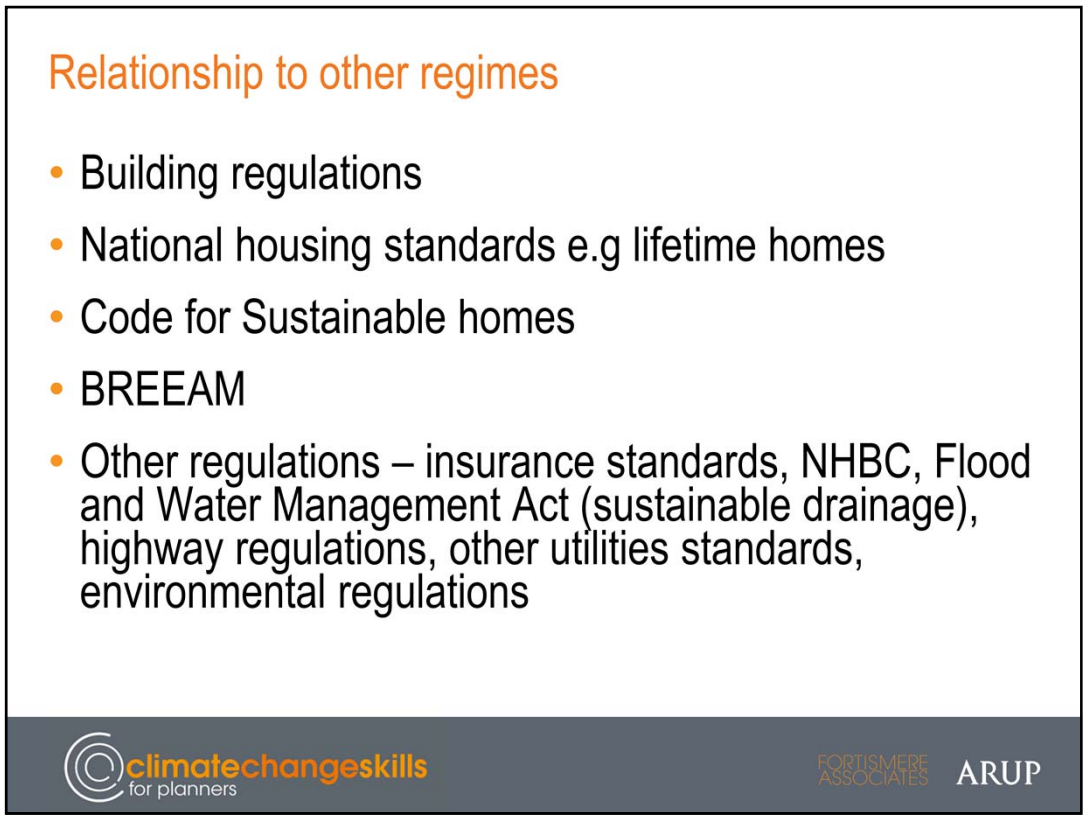


One of core planning principles in para 17 – support the transition to a low carbon future … encourage use of renewable resources

Paragraphs 93-108 apply. ***Also 7, 156 raise climate change***

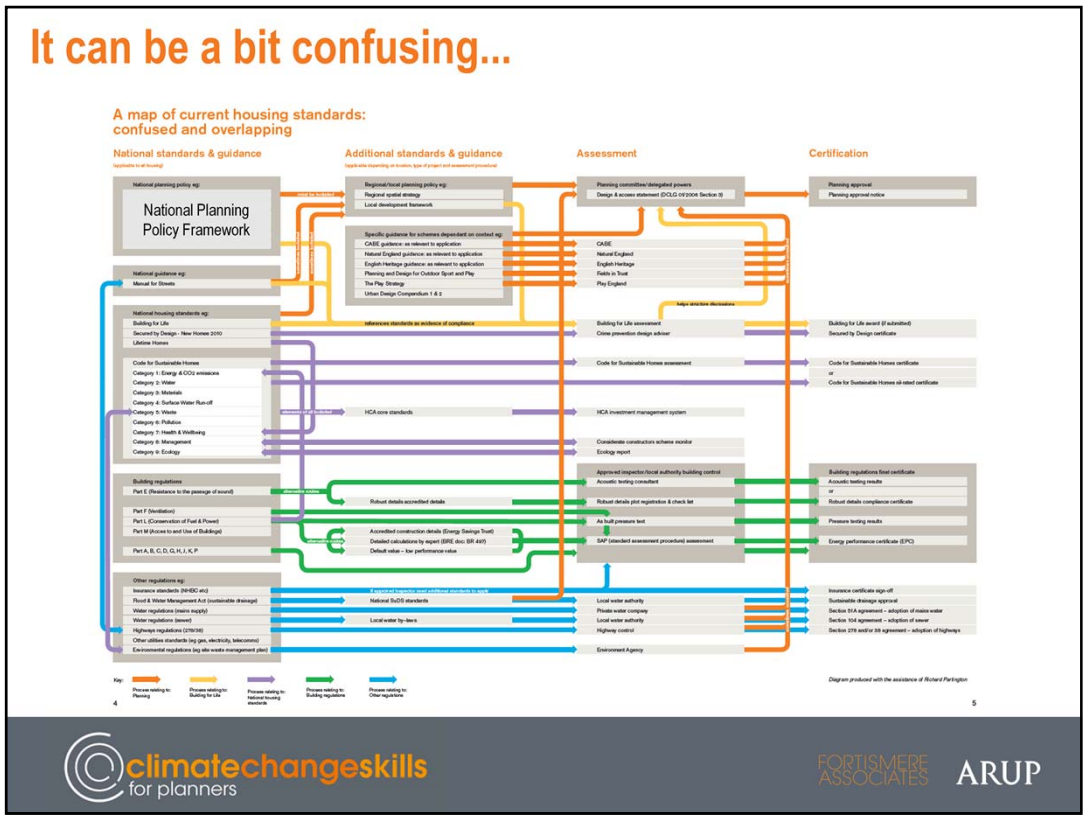
Shouldn't forget flood risk, design, GI the breadth of the subject - all the other factors noted Module 2….. Must be read in the context of the new presumption in favour and factors such as viability testing.

The role of planning



Confused and overlapping ?reissue map of current housing standards

Policies refer to these other regimes – so appropriate to consider them.



This is what CABE thought in 2010 (from Improving the design of new housing: What role for standards?).

Clarification can help develop effective policies

Provided as a handout in a previous module

Within planning – need to consider

Permitted development – regime

EIA

Planning permission

Planning permission is not normally required for installation or replacement of a boiler or heating system if all the work is internal, though if you live in a listed building need to check with your Local Planning Authority.

If the installation requires a flue outside, however, it will normally be permitted development if the conditions outlined below are met.

Flues on the rear or side elevation of the building are allowed to a maximum of one metre above the highest part of the roof.

If the building is listed or in a designated area even if you enjoy permitted development rights it is advisable to check with your local planning authority before a flue is fitted. Consent is also likely to be needed for internal alterations.

In a conservation area or in a World Heritage site the flue should not be fitted on the principal or side elevation if it would be visible from a highway.

If the project also requires an outside building to store fuel or related equipment the same rules apply to that building as for other extensions and garden outbuildings.

Building Regulations

If a heating system or hot water system is to be replaced then an application may not be required, and, if it is required, it may not be necessary to apply in advance of carrying out the work.

If emergency works are necessary (because for instance a hot water cylinder springs a leak) there is no bar on carrying out repairs straightaway but the repair works must comply with the requirements and after the event it is necessary to apply for retrospective approval and a completion certificate

Replacing Boilers

The new standards apply only if you decide to change your existing hot-water central-heating boiler or if you decide to change to one of these boilers from another form of heating system.

Work to install a new boiler (or a cooker that also supplies central heating - Aga, Raeburn etc) needs Building Regulations approval because of the safety issues and the need for energy efficiency. This is generally achieved by employing an installer who is registered under an approved scheme.

They must follow the guidelines set out in Approved Document J, which shows what is necessary for air supplies, hearths, flue linings and chimney labelling where the flue outlet can be positioned. Each boiler must have a minimum efficiency of 86% for gas and 85% for oil. The replacement of a gas boiler will probably have to be a condensing boiler unless here is sufficient reason why one can not be installed. An assessment is carried out by a registered installer on the type of boiler you will be required to have. The assessment is described in a Communities and Local Government publication:

Domestic Heating Compliance Guide (PDF 994Kb)

When works have been completed the installer should then produce for you a commissioning certificate such as a Benchmark certificate and notify the local authority building control department either directly, or, if a member of a Competent Person Scheme, via the scheme operator. In due course the local authority should supply you with a Building Regulations Completion Certificate that indicates compliance.

Guidance on installing boiler and other combustion appliances, and the building provisions that are necessary to safely accommodate them (air supplies, hearths, fireplaces, flues and chimneys) can be found in Approved Document J.

Micro-Combined Heat and Power

Planning Permission

Planning permission is not normally needed when installing a micro-combined heat and power system in a house if the work is all internal.

Building Regulations

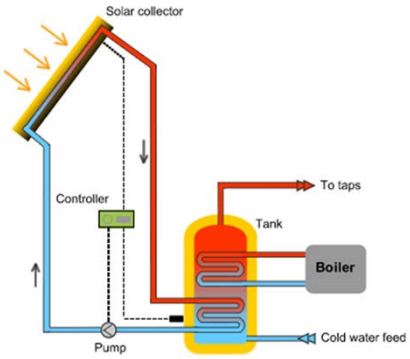
The 'Low or Zero Carbon Energy Sources: Strategic Guide (LZC)' supports the inclusion of low or zero carbon energy sources in Part L of the Building Regulation and Approved Documents L1A, L1B, L2A and 2B. Chapter 4 deals with micro-CHP.

As micro-CHP systems operate within the context of the building, the equipment, installation and testing must all comply with the relevant standards. Details of these standards are set out in full in the LZC guide.

The guide also sets out the factors to be considered for the purposes of calculating the potential of a micro-CHP system to contribute towards lowering the carbon dioxide emissions of a building in order for it to meet the compliance requirements of Part L.

Building regulations also apply to other aspects of the work such as electrical installation and plumbing work

Solar Panels



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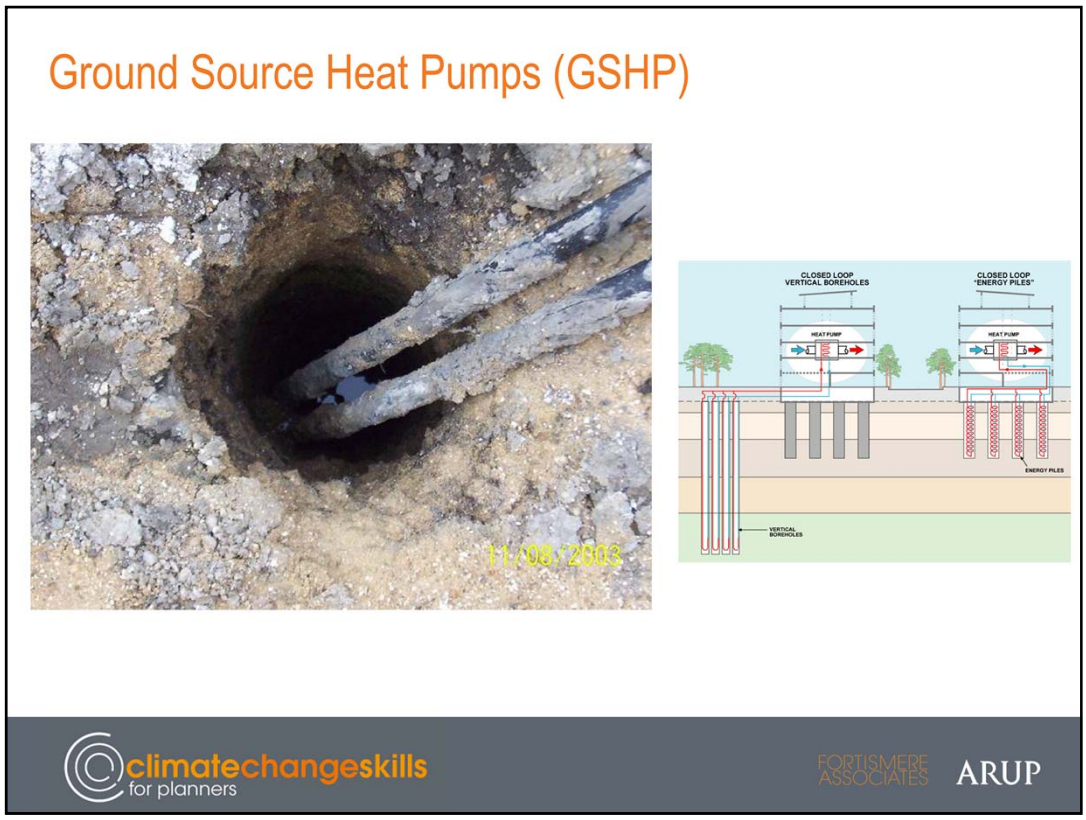
Solar Panels
Planning Permission
In many cases installing solar panels on domestic land is likely to be considered 'permitted development'. There are, however, important limits and conditions which must be met to benefit from the permitted development rights (see below).
Solar panels mounted on a house or on a building within the grounds of a house
All the following conditions must be observed:
Panels on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
When no longer needed for microgeneration panels should be removed as soon as reasonably practicable.
All the following limits must be met:
Panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.
The panels must not be installed on a building that is within the grounds of a listed building.
The panels must not be installed on a site designated as a scheduled monument.
Wall mounted only - if your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway.
Stand alone solar panels installations (panels not on a building)
All the following conditions must be observed:
Panels on a building should be sited, so far as is practicable, to minimise the effect on the amenity of the area.
When no longer needed for microgeneration panels should be removed as soon as reasonably practicable.
All the following limits must be met:
Only the first stand alone solar installation will be permitted development. Further installations will require planning permission.
No part of the installation should be higher than four metres
The installation should be at least 5m from the boundary of the property
The size of the array should be no more that 9 square metres or 3m wide by 3m deep
Panels should not be installed within boundary of a listed building or a scheduled monument.
If your property is in a conservation area, or in a World Heritage Site, no part of the solar installation should be nearer to any highway bounding the house than the part of the house that is nearest to that highway.
Note - permitted development rights for solar panels are available for both single houses and buildings which consist wholly of flats.

Building Regulations
If you wish to install a solar panel on your roof building regulations will normally apply.
The ability of the existing roof to carry the load (weight) of the panel will need to be checked and proven. Some strengthening work may be needed.
Building regulations also apply to other aspects of the work such as electrical installation.
Solar panels (non domestic)
Planning permission
In many cases installing solar panels on non domestic land is likely to be considered 'permitted development'. There are, however, important limits and conditions which must be met to benefit from the permitted development rights (see below).
Non domestic land for the purposes of these permitted development rights is broad and can include businesses and community buildings.
Solar panels mounted on a non domestic building
All the following conditions must be observed:
Panels should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
When no longer needed for microgeneration panels should be removed as soon as reasonably practicable.
All the following limits must be met:
Solar panels installed on a wall or a pitched roof should project no more than 200mm from the wall surface or roof slope.
Where panels are installed on a flat roof the highest part of the equipment should not be more than one metre above the highest part of the roof (excluding the chimney).
Equipment mounted on a roof must not be within one metre of the external edge of the roof.
Equipment mounted on a wall must not be within one metre of a junction of that wall with another wall or with the roof of the building.
The panels must not be installed on a listed building or on a building that is within the grounds of a listed building.
The panels must not be installed on a site designated as a scheduled monument.
If the building is on designated land* the equipment must not be installed on a wall or a roof slope which fronts a highway.

Stand alone solar panel installations in the grounds of a non domestic building
All the following conditions must be observed:
Panels should be sited, so far as is practicable, to minimise the effect on the amenity of the area.
When no longer needed for microgeneration panels should be removed as soon as reasonably practicable.
All the following limits must be met:
Only the first stand alone solar installation will be permitted development. Further installations will require planning permission from the local authority.
No part of the installation should be higher than four metres
The installation should be at least 5m from the boundary of the property.
The size of the array should be no more that 9 square metres or 3m wide by 3m deep.
Panels should not be installed within the boundary of a listed building or a scheduled monument.
If the property is in a designated area* no part of the solar installation should be nearer to any highway bounding the grounds of the property than the part of the building that is nearest to that highway.
** Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Site.*
Building Regulations
If you wish to install a solar panel on your roof building regulations will normally apply.
The ability of the existing roof to carry the load (weight) of the panel will need to be checked and proven. Some strengthening work may be needed.
Building regulations also apply to other aspects of the work such as fire protection and weather proofing. It is advisable to contact an installer who can provide the necessary advice



Ground source or water source heat pump

Ground source heat pump – pipes buried in the garden extract heat from the ground which can be used to provide heating and hot water. The pump circulates a mixture of water and antifreeze around a loop of pipe. Heat from the earth is absorbed into the fluid and passes through a heat exchanger into the pump. The ground stays at a fairly constant temperature under the surface so the pump can be used all year round. Typical system costs £9-17,000 and needs little maintenance

Planning Permission

The installation of a ground source heat pump or a water source heat pump on domestic premises is usually considered to be permitted development, not needing an application for planning permission.

If you live in a listed building or a conservation area you should contact your council to check on local requirements.

Heat pumps (non-domestic)

Installing a ground or water source heat pump in the grounds of a non-domestic building is likely to be considered 'permitted development' with no need to apply to the council for planning permission. There are, however, important limits and conditions which must be met to benefit from the permitted development rights (see below).

Non-domestic land for the purposes of these permitted development rights is broad and can include businesses and community buildings.

Ground source heat pumps

Installing a ground source heat pump in the grounds of a non-domestic building

All the following conditions must be observed:

When no longer needed for microgeneration pumps should be removed as soon as reasonably practicable and the land should, as far as reasonably practicable, be restored to its condition before the development took place, or to the condition agreed in writing between the local planning authority and the developer.

The total area of excavation must not exceed 0.5 hectares.

Only the first stand alone solar installation will be permitted development. Further installations will require planning permission from the local authority.

Water source heat pumps

Installing a water source heat pump in the grounds of a non-domestic building

The following condition must be observed:

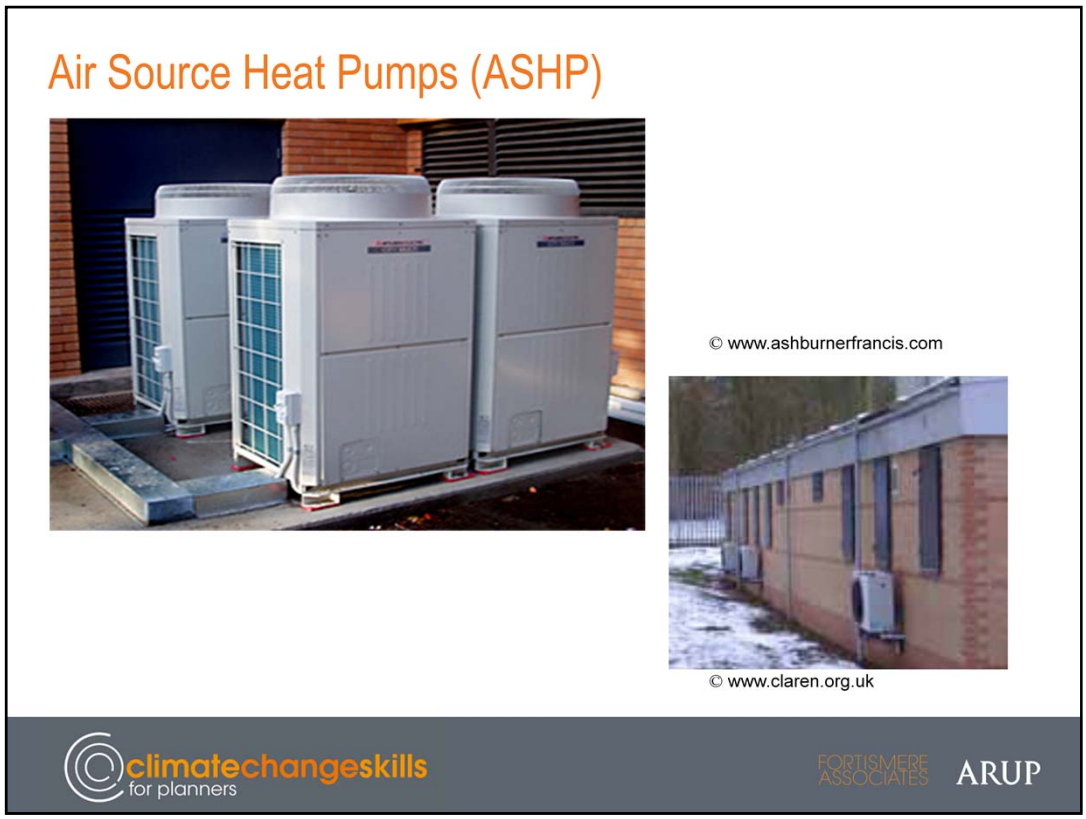
The total surface area covered by the water source heat pump (including any pipes) must not exceed 0.5 hectares.

Note - If you are a leaseholder you may need to get permission from your landlord, freeholder or management company.

Building Regulations

Installation of a ground source heat pump will have to comply with the Building Regulations.

It is advisable to contact an engineer who can provide the necessary advice.



Air source heat pump – absorbs heat from the outside air and works at temperatures as low as -15C. Heat is absorbed at a low temperature into a fluid, which is passed through a compressor where its temperature is increased. This heat is then transferred to the hot water and heating circuits of the house. Need electricity to run – costs between £6-10,000. Work better with underfloor heating than with radiators

Planning permission

Air source heat pump

From 1 December 2011 the installation of an air source heat pump on domestic premises is considered to be permitted development, not needing an application for planning permission, provided ALL the limits and conditions listed below are met.

These permitted development rights apply to the installation, alteration or replacement of an air source heat pump on a house or block of flats, or within the curtilage (garden or grounds) of a house or block of flats, including on a building within that curtilage. A block of flats must consist wholly of flats (e.g. should not also contain commercial premises).

Limits to be met:

Development is permitted only if the air source heat pump installation complies with the Microgeneration Certification Scheme Planning Standards or equivalent standards. The volume of the air source heat pump's outdoor compressor unit (including housing) must not exceed 0.6 cubic metres.

Only the first installation of an air source heat pump would be permitted development, and only if there is no existing wind turbine on a building or within the curtilage of that

property. Additional wind turbines or air source heat pumps at the same property requires an application for planning permission.

All parts of the air source heat pump must be at least one metre from the property boundary.

Installations on pitched roofs are not permitted development. If installed on a flat roof all parts of the air source heat pump must be at least one metre from the external edge of that roof.

Permitted development rights do not apply for installations within the curtilage of a Listed Building or within a site designated as a Scheduled Monument.

On land within a Conservation Area or World Heritage Site the air source heat pump must not be installed on a wall or roof which fronts a highway or be nearer to any highway which bounds the property than any part of the building.

On land that is not within a Conservation Area or World Heritage Site, the air source heat pump must not be installed on a wall if that wall fronts a highway and any part of that wall is above the level of the ground storey.

In addition, the following conditions must also be met. The air source heat pump must be:

used solely for heating purposes.

removed as soon as reasonably practicable when it is no longer needed for microgeneration.

sited, so far as is practicable, to minimise its effect on the external appearance of the building and its effect on the amenity of the area.

You may wish to discuss with the Local Planning Authority for your area whether all of these limits and conditions will be met.

Note – installations of **air source heat pumps** on non-domestic land are likely to require an application for planning permission

The Microgeneration Certification Scheme

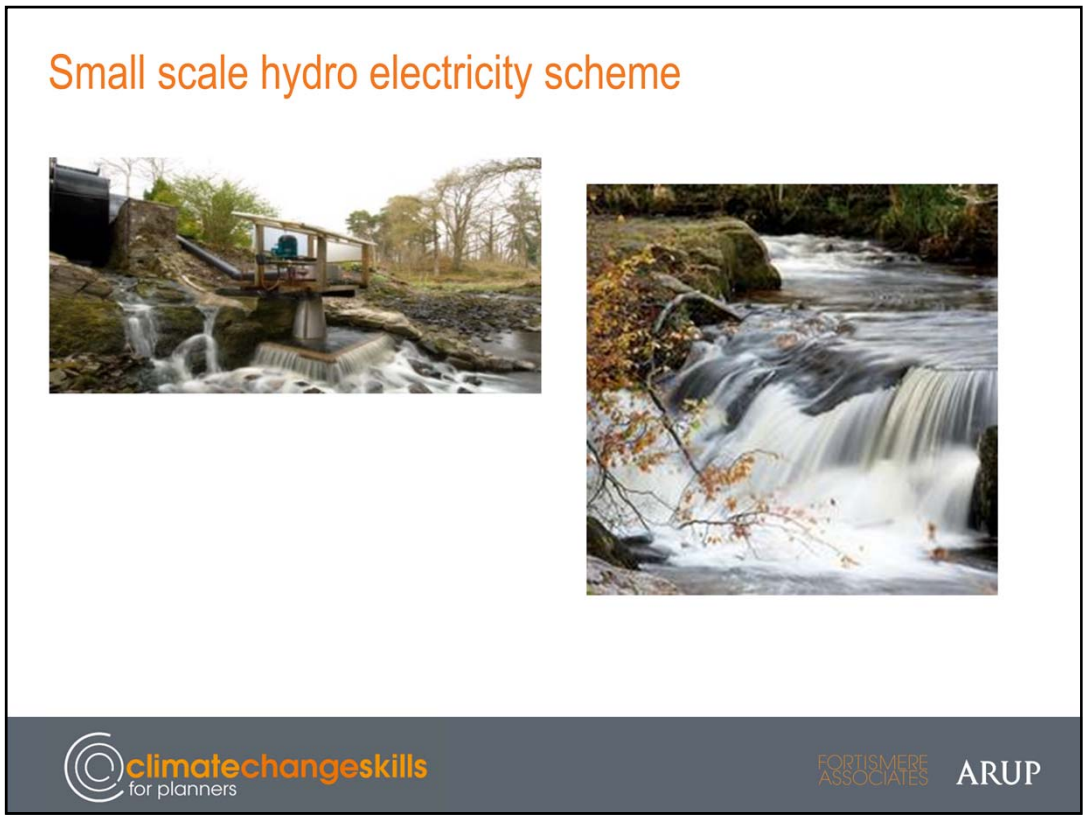
The Microgeneration Certification Scheme is an industry-led scheme designed to support the development of the microgeneration industry and to drive the quality and reliability of installations. The scheme has been developed in partnership with Government, experts in the field and other organisations representing consumer interests.

The Microgeneration Certification Scheme includes clear standards to support the installation of wind turbines and air source heat pumps. The main purpose of the scheme is to build consumer confidence in microgeneration technologies.

The scheme includes certification for products and installer companies. One of the limits of permitted development rights for wind turbines and air source heat pumps is that equipment must be installed by an installer who has been certificated through the scheme using a certificated product.

Building Regulations

Installation of an air source heat pump will have to comply with the Building Regulations



Hydro Electricity

Planning Permission

Key features of a small hydro scheme include:

a hydraulic 'head' - vertical distance from water source to the turbine.

a water intake above a weir or behind a dam

a pipe or channel to take water to the turbine

a turbine, generator and electrical connection

an outflow, where the water returns to the watercourse

These elements raise a number of important planning issues and planning permission will usually be needed.

The elements of a small-scale hydro electricity scheme create potential impacts on:

landscape and visual amenity

nature conservation

the water regime.

Some form of environmental assessment is essential when it comes to applying for planning permission and environmental licenses.

Under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, the planning application for any development that the planning authority considers likely to have a significant impact on the environment must be accompanied by an Environmental Statement.

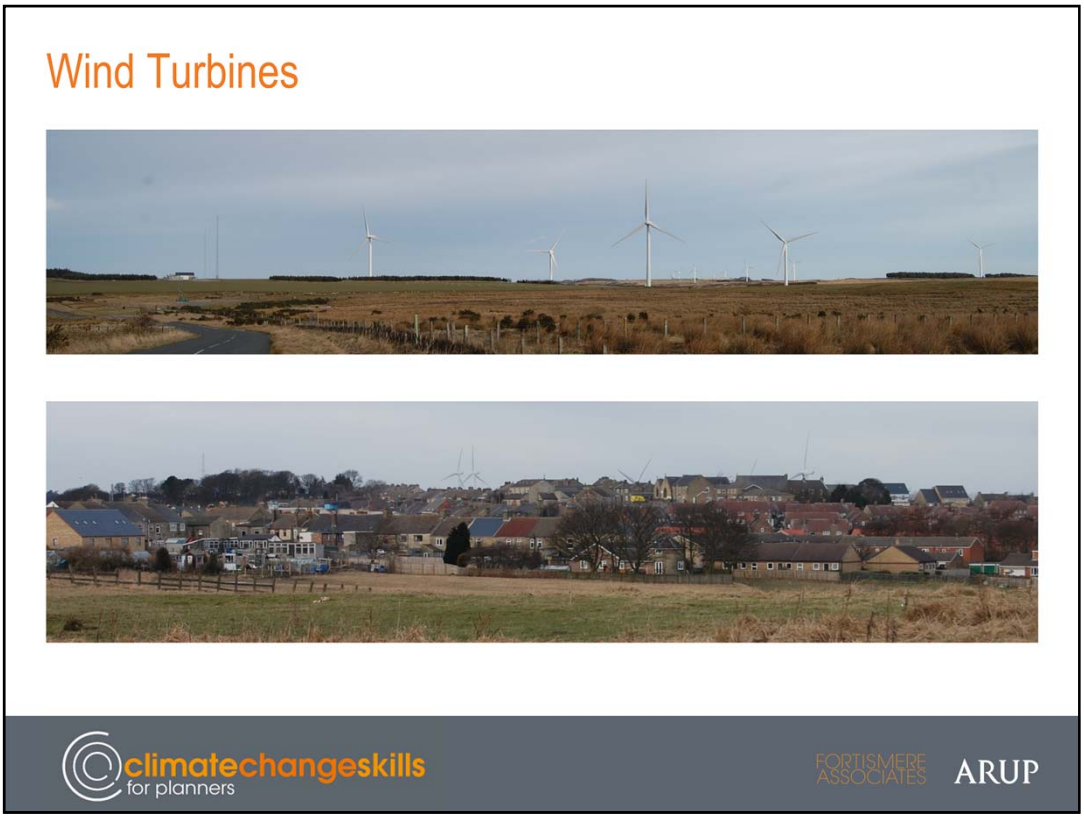
This document provides an assessment of the project's likely environmental effects, together with any design, construction, operational and decommissioning measures that are to be taken to minimise them.

It would typically cover such issues as flora, fauna, noise levels, traffic, land use, archaeology, recreation, landscape, and air and water quality.

It should be noted that the Environment Agency must also be consulted about water extraction licences because the water is not owned by the landowner.

Building Regulations

If you wish to install a small scale hydro facility, building regulations will normally apply to aspects of the work such as electrical installation.



Wind Turbines

Planning Permission

Under permitted development rights in some cases it is possible to install domestic wind turbines without the need for an application for planning permission, so long as specified limits and conditions are met (see below).

Wind turbine: building mounted

The installation, alteration or replacement of a building mounted wind turbine can be considered to be permitted development, not needing an application for planning permission, provided ALL the limits and conditions listed below are met:

Limits to be met:

Permitted development rights for building mounted wind turbines apply only to installations on detached houses (not blocks of flats) and other detached buildings within the boundaries of a house or block of flats. A block of flats must consist wholly of flats (e.g. should not also contain commercial premises).

Development is permitted only if the building mounted wind turbine installation complies with the Microgeneration Certification Scheme Planning Standards or equivalent standards. The installation must not be sited on safeguarded land. An Aviation Safeguarding Tool can be used to check whether the installation will be on safeguarded land.

Only the first installation of any wind turbine would be permitted development, and only if there is no existing air source heat pump at the property. Additional wind turbines or air source heat pumps at the same property requires an application for planning permission.

No part (including blades) of the building mounted wind turbine should protrude more than three metres above the highest part of the roof (excluding the chimney) or exceed an overall height (including building, hub and blade) of 15 metres, whichever is the lesser.

The distance between ground level and the lowest part of any wind turbine blade must not be less than five metres.

No part of the building mounted wind turbine (including blades) must be within five metres of any boundary.

The swept area of any building mounted wind turbine blade must be no more than 3.8 square metres.

In Conservation Areas, an installation is not permitted if the building mounted wind turbine would be on a wall or roof slope which fronts a highway.

Permitted development rights do not apply to a turbine within the curtilage of a Listed Building or within a site designated as a Scheduled Monument or on designated land* other than Conservation Areas.

In addition, the following conditions must also be met. The wind turbine must :

use non-reflective materials on blades.

be removed as soon as reasonably practicable when no longer needed for microgeneration.

be sited, so far as practicable, to minimise its effect on the external appearance of the building and its effect on the amenity of the area.

** Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, and World Heritage Sites.*

You may wish to discuss with the Local Planning Authority for your area whether all of these limits and conditions will be met.

Wind turbine: stand alone

The installation, alteration or replacement of a stand alone (not building mounted) wind turbine within the boundaries of a house or block of flats can be considered to be permitted development, not needing an application for planning permission, provided ALL the limits and conditions listed below are met.

A block of flats must consist wholly of flats (e.g. should not also contain commercial premises).

Limits to be met:

Development is permitted only if the stand alone wind turbine installation complies with the Microgeneration Certification Scheme Planning Standards or equivalent standards. The installation must not be sited on safeguarded land. The Aviation Safeguarding Tool can be used to check whether the installation will be on safeguarded land.

Only the first installation of any wind turbine would be permitted development, and only if there is no existing air source heat pump at the property. Additional wind turbines or air source heat pumps at the same property requires an application for planning permission.

The highest part of the stand alone wind turbine must not exceed 11.1 metres.

The distance between ground level and the lowest part of any wind turbine blade must not be less than five metres.

An installation is not permitted if any part of the stand alone wind turbine (including blades) would be in a position which is less than a distance equivalent to the overall height of the turbine (including blades) plus 10 per cent of its height when measured from any point along the property boundary.

The swept area of any stand alone wind turbine blade must be no more than 3.8 square metres.

In Conservation Areas, development would not be permitted if the stand alone wind turbine would be installed so that it is nearer to any highway which bounds the curtilage (garden or grounds) of the house or block of flats than the part of the house or block of flats which is nearest to that highway.

Permitted development rights do not apply to a turbine within the curtilage of a Listed Building or within a site designated as a Scheduled Monument or on designated land* other than Conservation Areas.

In addition, the following conditions must also be met. The wind turbine must:

use non-reflective materials on blades.

be removed as soon as reasonably practicable when no longer needed for microgeneration.

be sited, so far as is practicable, to minimise its effect on the external appearance of the building and its effect on the amenity of the area.

** Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, and World Heritage Sites.*

The microgeneration certification scheme

To support the development of the microgeneration industry and to drive the quality and reliability of installations a Microgeneration Certification Scheme has been developed in partnership with the industry and other organisations representing consumer interests.

The Microgeneration Certification Scheme includes clear standards to support the installation of wind turbines. The main purpose of the scheme is to build consumer confidence in microgeneration technologies and to help move the industry to a sustainable position.

It includes certification for products and installer companies, and a code of practice based on The Office of Fair Trading Consumer Code. Permitted development rights for wind turbines will only be accorded for equipment installed by an installer who has been certificated through the scheme using a certificated product.

Building Regulations

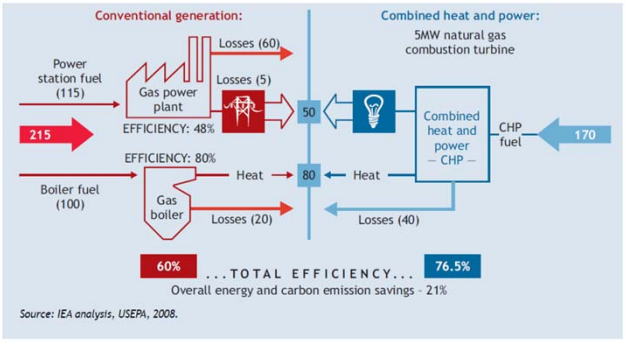
If you wish to install a wind turbine which will be attached to your house building regulations will normally apply.

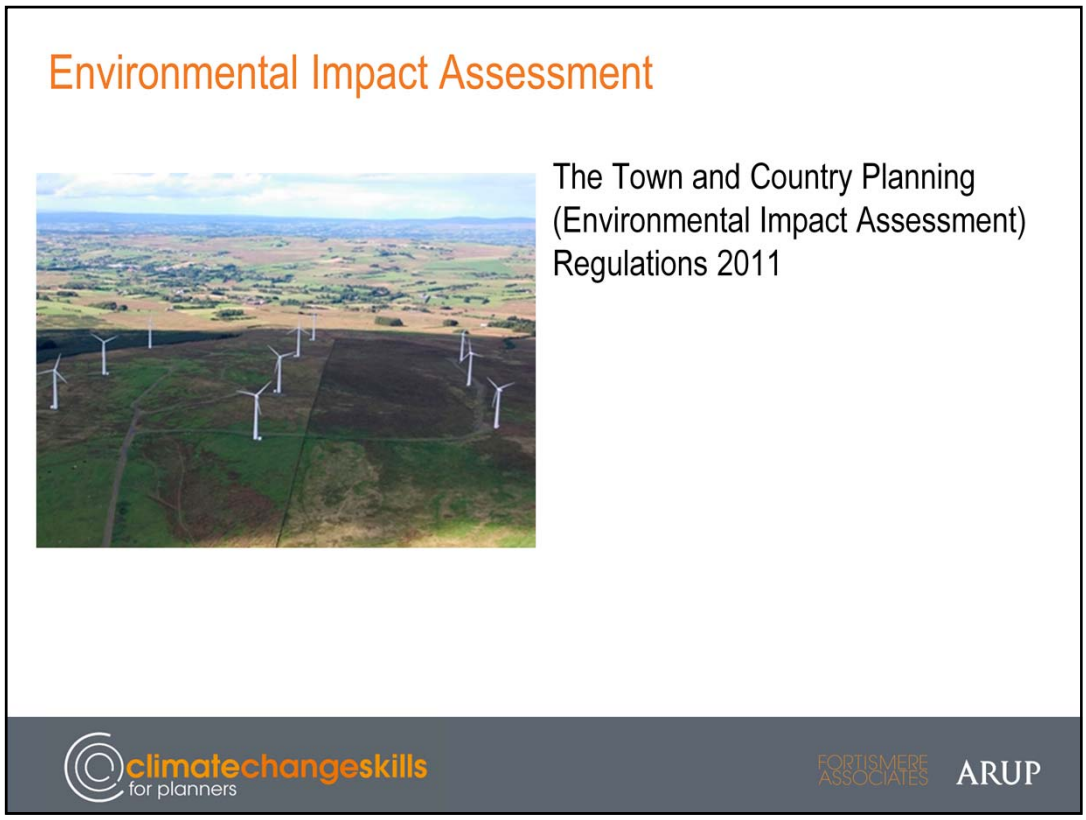
Size, weight and force exerted on fixed points would be considerable.

Building regulations also apply to other aspects of the work such as electrical installation.

If the wind turbine is not attached to your house, then only the electrical installation and connection will be captured by the requirements of the building regulations.

Decentralised Heat and Power Systems



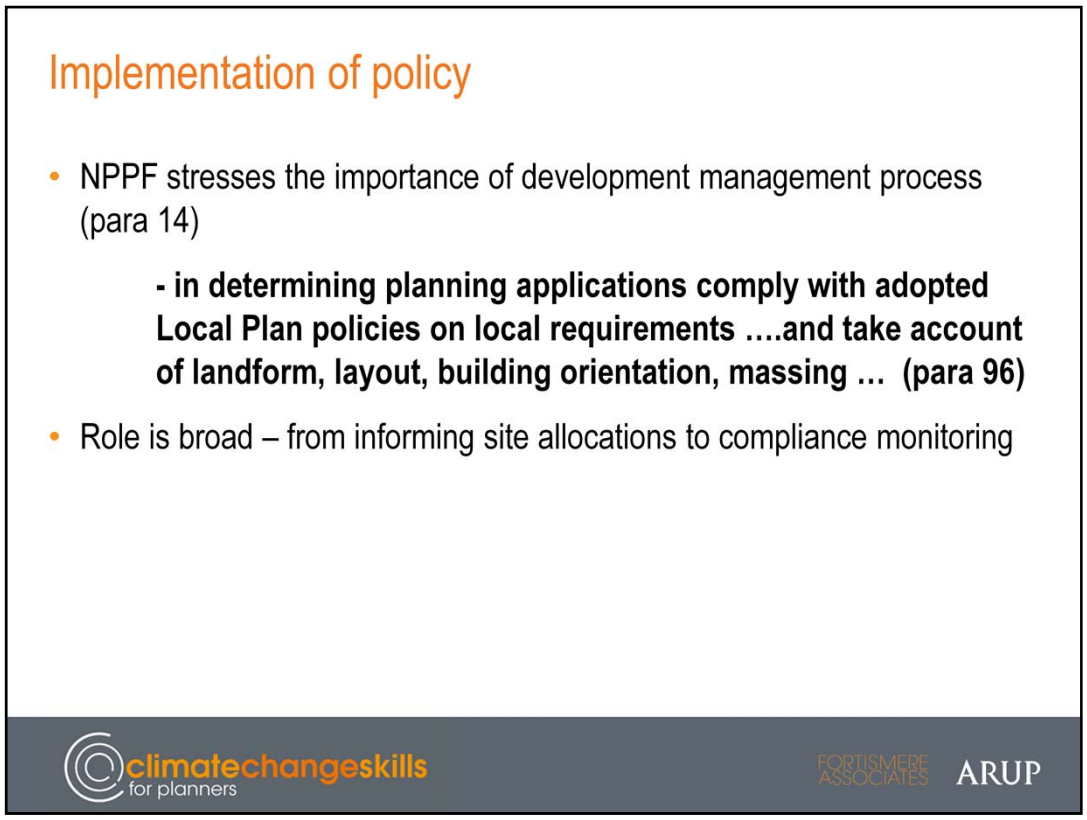


Environmental Statement

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 set out the circumstances in which Environmental Impact Assessment is required to enable the local planning authority to give proper consideration to the likely environmental effects of a proposed development. The Regulations require developers to prepare an Environmental Statement (ES) for all Schedule 1 projects and for Schedule 2 projects where specified thresholds are exceeded – but not only for the examples given in Schedule 2. The ES must be provided in the form set out in Schedule 4.

If development of a type included within either Schedule1 or Schedule2, you are strongly recommended to ask the Council for a 'screening opinion' (to determine whether or not EIA is necessary) before submitting a planning application. The Council will also provide a 'scoping opinion' (setting out the issues to be addressed in the ES).

The role of development management



NPPF stresses the importance of the development management process in the delivery of sustainable development. It introduces the 'presumption in favour of sustainable development' where plans are 'absent, silent or out of date' (para 14) and stresses the need for a positive proactive approach to decision making.

DM role is broad and encompasses a full range of activities from informing site allocations to ensuring planning conditions are adequately discharged

- Paragraph 95 states *'when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards'.*

Paragraph 96 'In determining planning applications, local planning authorities should expect new development to:

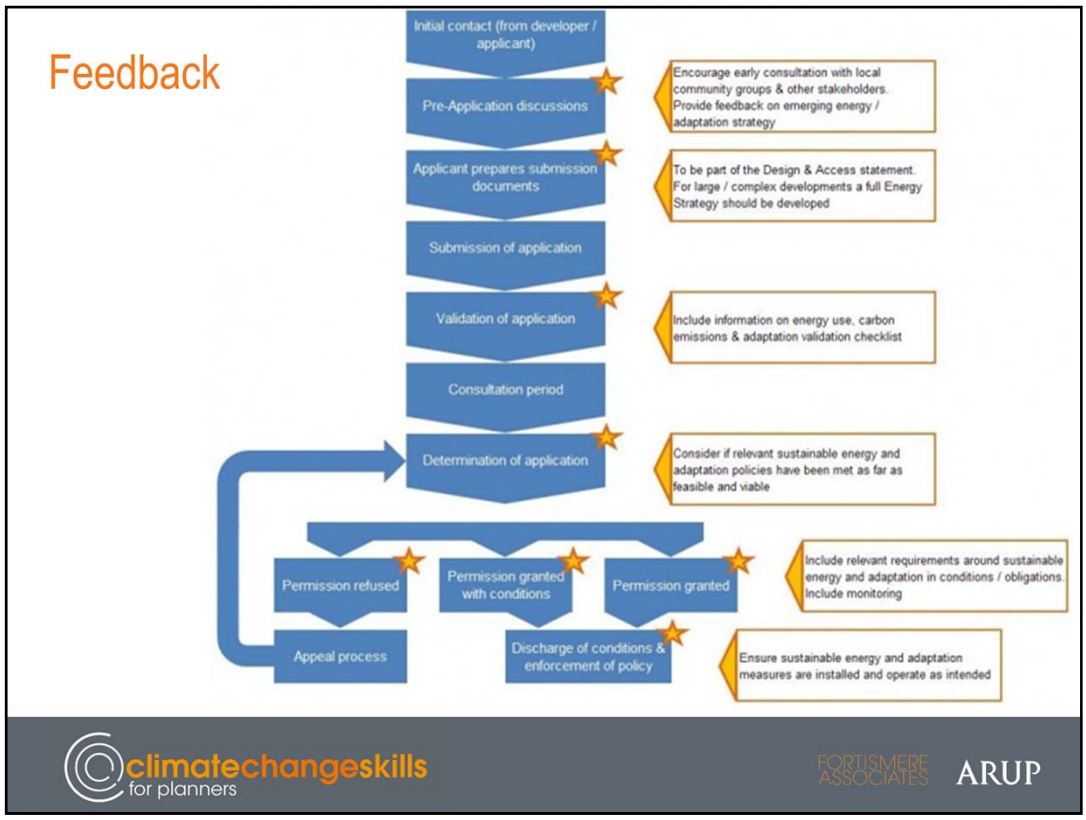
> **comply with adopted Local Plan policies on local requirements for** decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is

not feasible or viable; and

take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Activity – what can you do at each stage of the application process?

- Using the synopses of development consider what you can do to deliver the policies in the NPPF/local plan at each stage of the planning application process:
  - Pre-application discussions
  - Information requirements
  - Assessing/negotiating on applications



The role of Development Management is broad and encompasses a full range of activities from informing site allocations to ensuring planning conditions are

adequately discharged.

DM's role is the delivery of policies. Policy is a material consideration in the determination of planning applications.

Information and applications

Validation checklists

Energy information that could be requested in applications

Assessing applications

Material considerations

Deciding if policy has been met

Feasibility

Issues affecting technical feasibility and suitability for a site

Viability

Factors affecting financial viability

Enforcement and conditions

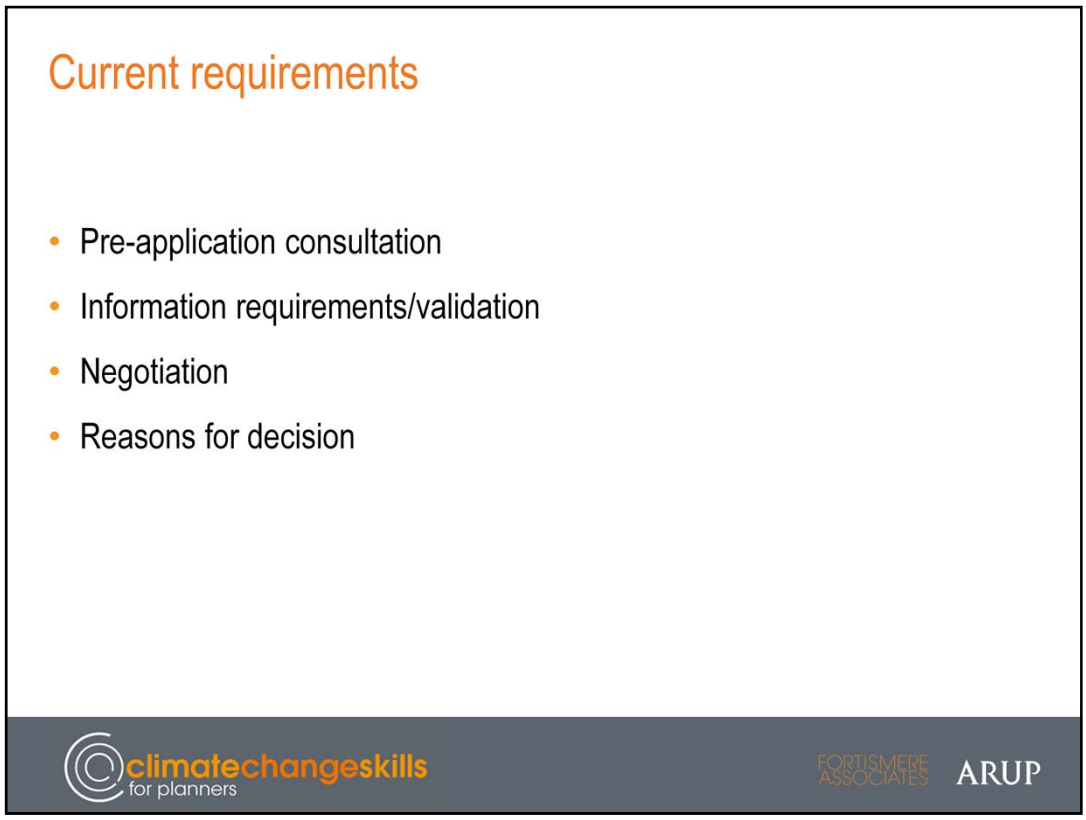
Planning obligations, conditions and other enforcement mechanisms

Monitoring and review

Monitoring applications

Monitoring installation of technologies and compliance with conditions

Measuring renewable and low carbon energy output



Pre-application consultation/ validation – see following slides

Negotiation – The Town and Country Planning (Development Management Procedure) (England) Amendment No 2 Order 2012 dated 6 September 2012 –- introduced a requirement for local planning authorities from 1 December 2012 to include a statement on every decision letter stating how they have worked with the applicant in a positive and proactive way. CLG advice – a statement – but is this enough?

Reducing the cumulative burden of red tape - Recent consultation on legislation that would allow developers to renegotiate non viable S106 agreements entered into prior to April 2010.

Fundamental and urgent review led by Government (Lord Taylor) working with interested parties to rationalise the array of local and national standards used in different parts of the country – clear plan by Spring 2013 including legislative approaches

Pre-application

Planning policies: Woking

- Applicant's checklist
- Each of the five guidance topics
- To be returned with applications
- Sets agenda pre-application

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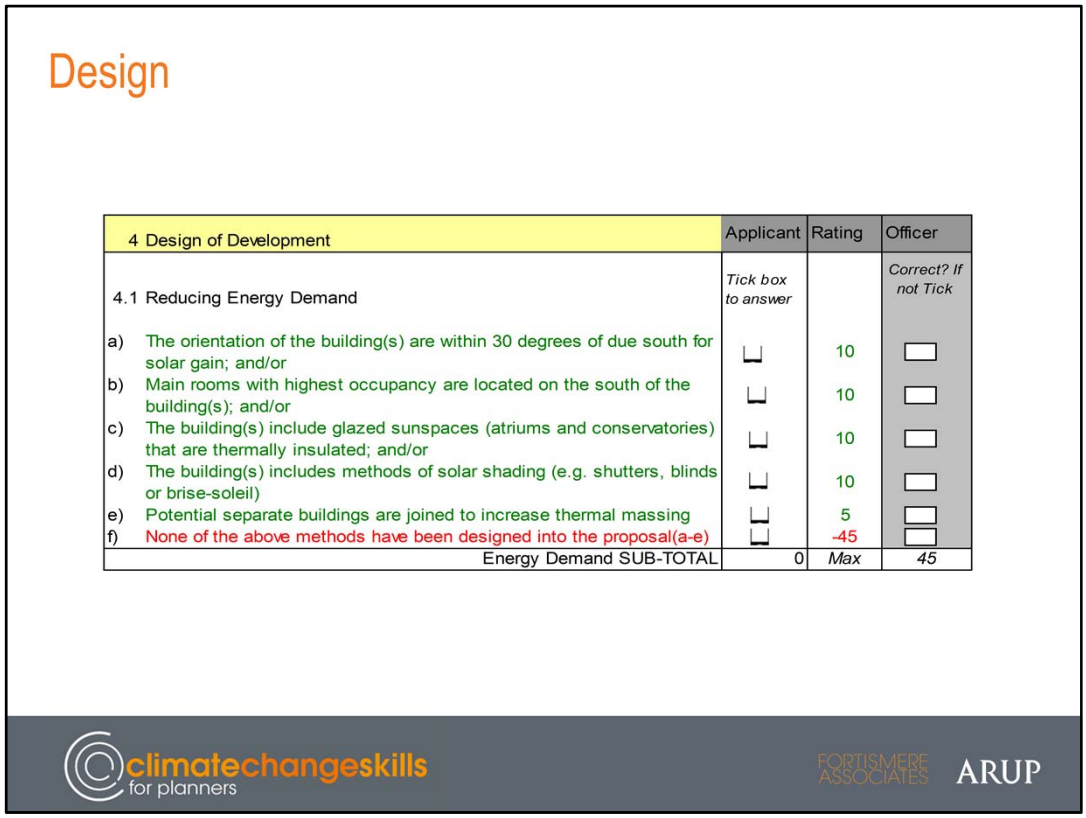
Emphasis on pre-application – requirement for applicants to consult on major proposals before submission

e.G Woking use of checklists - The five climate change guidance sheets culminate in an applicants checklist

Questions on each of the five guidance topics (e.g Location and Transport, Site Layout and Building Design, SUDS etc) yes / no answers

To be returned with applications

Sets the agenda for pre-application discussions about climate change in a very helpful and accessible way

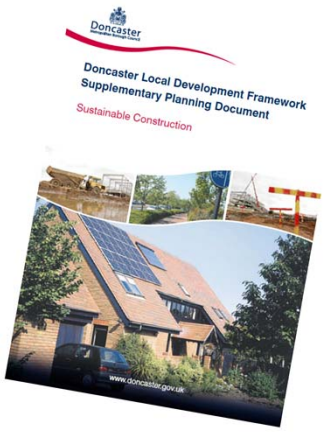


Use of checklist as aide memoire to think about – from Doncaster SPD

Information requirements

Information requirements for the validation of applications

- Statutory requirements
- Local list requirements



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Guidance on information requirements for planning applications – CLG March 2010. (**Information requirements -** consultation closed on 11 September 2012 on proposed changes to secondary legislation on information requirements for outline planning applications and a requirement that authorities update their local lists at least every two years)

Statutory requirements – including DAS design and access statement must be submitted for some types of planning application, and in some designated areas (s62 of the 1990 Act). The statutory requirements for design and access statements are set out in Article 4C of the GDPO, as amended. Not required for householder development, removal or variation of conditions,

Local list requirements – if LPA's want to seek information at the validation stage there is a need to consult on, adopt and publish a local list. 5 principles for local list preparation:

Necessity – based on statutory requirements or adopted policy

Precision – clear what types of development require the provision of particular information

Proportionality – specify size thresholds

Fitness for purpose – clear what information is required

Assistance – clear where further information can be obtained

all local list requirements should be based on statutory requirements

Local list requirements e.g energy statement – but needs clear guidance on what is required – is it specific information on energy/carbon savings. Pre-assessment report (CSH or BREEAM), SUDS & flooding, sustainability statements, biodiversity study and report

Design and access statements

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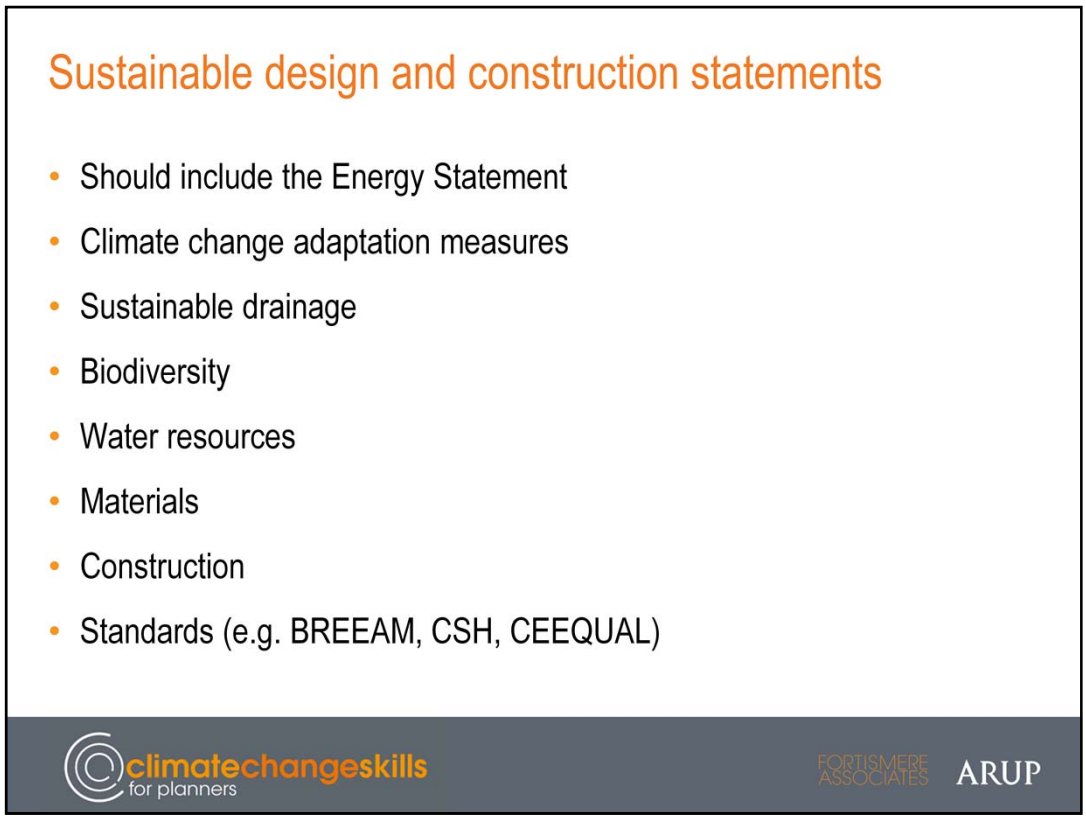
Design and Access Statements – should cover both the design principles and concepts and how issues of access to the development have been dealt with including layout, scale, landscaping and appearance of the development

So can be used to provide information on how the development has considered materials and resources. This statement should provide an explanation of the opportunities for the selection and sourcing of sustainable materials that have been considered in the proposal, and the reasons for the sourcing choices made. The statement should also detail which existing materials on the site are to be re-used as part of your development or made available for re-use elsewhere.



Some or all of the above elements – more about energy in a minute

Climate change adaptation – details of how the proposed development is adapted to climate change should be provided, for example through measures to reduce overheating and the rate of surface water run off

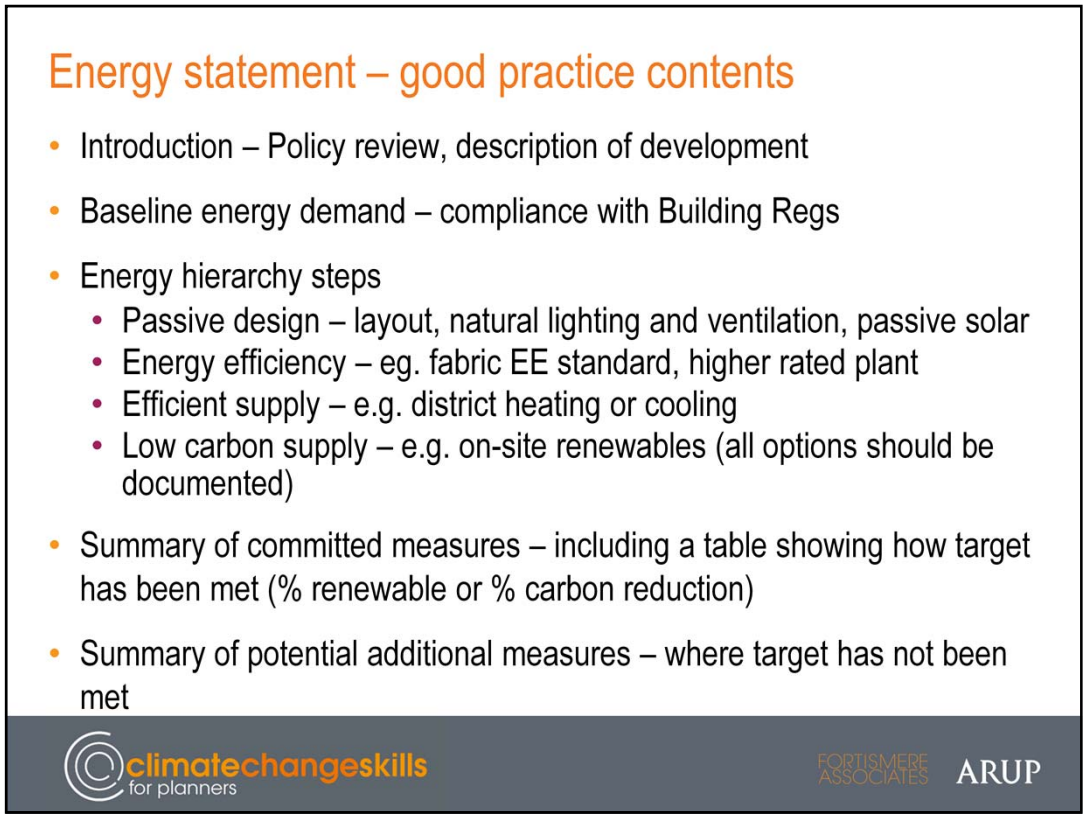
• Sustainable drainage – the statement should include details of how the proposed development will integrate Sustainable Drainage Systems (SUDS) to reduce the surface water run-off rate from the site, with the aim of achieving a Greenfield run-off rate.

• Biodiversity – proposals for how the proposed development will enhance onsite ecology should be provided, for example through use of green roofs, artificial nesting boxes and ecological landscape design.

• Water resources – the Sustainable Design and Construction Statement should include water efficiency proposals - details of the maximum level of water that can feasibly be provided to the development from rainwater and, where possible, grey water recycling, and include proposals for the integration of such systems into the development.

• Materials – details of the scheme's sustainable procurement policy should be included. This should demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials. Wherever possible, this should include targets and a process for the implementation of this policy through the development process.

• Construction – the statement should include proposals for how the environmental impacts of construction will be mitigated, including through the reduction, reuse and recycling of demolition and construction waste. This should link to the Site Waste Management Plan for the scheme.



Information requirements

The validation requirements will give some guidance on what you might expect to see in each type of planning application. This might include an Energy statement sets out the detail of the type of information you might expect to see specifically relating the proposed strategy for meeting required sustainable energy policy.

You should note that information on the sustainable energy strategy may not specifically be called an 'Energy Statement' as it may be contained as part of a broader sustainability statement, design and access statement or other document but the requirements remain the same. Can be used to demonstrate how a scheme meets CSH/BREEAM policy requirements

Some calculator tools provide a standard format for the calculation and presentation of energy performance figures for a development.www.pas.gov.uk/pas/core/page.do?pageId=94499 and it may be useful for you to consider suggesting the use of a format with which you are familiar in any pre-application discussions with the developer.

It is likely that some of the information required, or at least the basis for it, will already have been established in the development of the evidence base for the policy(ies) being addressed in the submission so you needn't necessarily expect the developer to have done all of the work from scratch.

Energy statement – points to note

- Statement should include power, heating and cooling
- Look for the numbers! Statements should reach clear conclusion on how the target has been met (or why it can't be met).
- Which measures are committed and which are options?
- Regulated versus unregulated energy
- Follow the energy hierarchy
- Compliance can be costly – be flexible about how it is achieved

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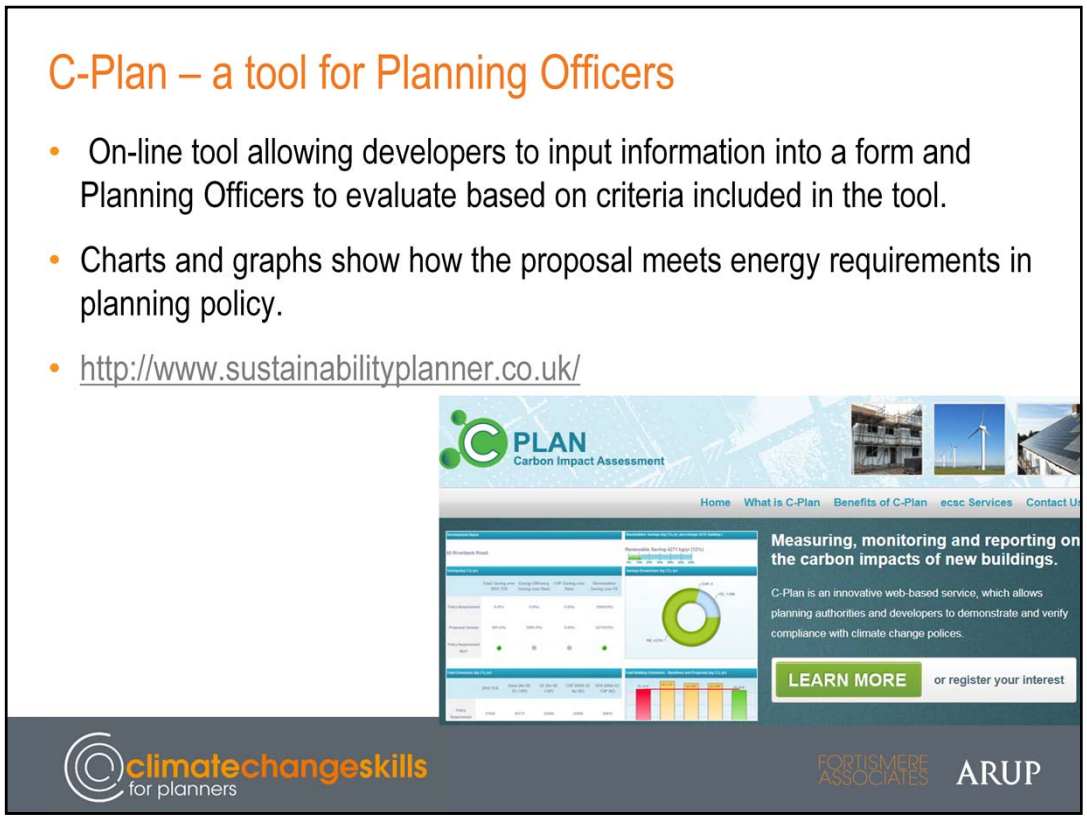


Cplan – one of a number of tools available. Others are Enplanner which automates the submission process for energy statements, SW Planners Toolkit, WAG toolkit, microgeneration calculators – online resource from Entrust Ltd

CPlan and the Sustainability Checklist help developers and planning authorities understand how developments proposals measure up against sustainable development planning policies.

C-Plan

C-Plan relates specifically to the carbon and energy impacts of proposed developments. Developers are required to provide information about the predicted energy consumption and carbon dioxide emissions of new developments and meet renewable energy or CO2 targets. C-Plan makes it easy for planning authorities to gather the right information from developers, to validate that information against their carbon reduction policy criteria and to monitor and report the outcomes on an authority-wide basis.

Sustainability Checklist

The Sustainability Checklists enable planning applicants to describe their development proposal in terms of the sustainable design objectives set by local authorities. Links are provided to relevant planning policies along with guidance and assistance for applicants to help meet sustainable design objective

Planning authorities that have issued consents with conditions requiring scheme to demonstrate compliance with Local Planning Policy seeking carbon reductions above building regulations either through efficiency or renewables will be able to use C-Plan.

C-plan is filled in by the developer – it handles complex information and then displays it in a form that can be readily understood by planners. Charts and indicator lights explain how a development measures up against energy targets in planning policy.

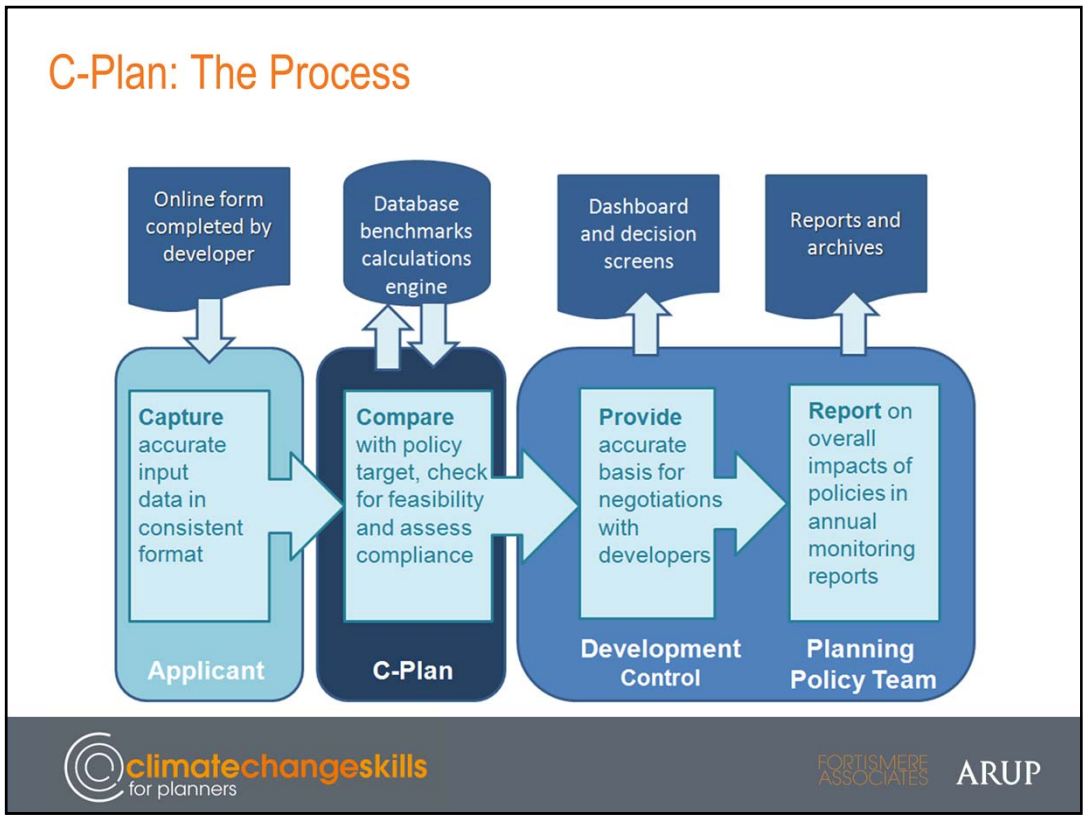
They are displayed on the screen and in a report.

Yorkshire and Humberside has become the first region in the UK to adopt C-Plan for roll out across all local planning authorities. Paid authorities licence for the first year

Funded by Yorkshire's Climate Change Skills Fund, this is the largest single deployment of C-Plan. Currently being piloted in Richmond/Hambleton, Sheffield, Doncaster, Scarborough – training provided.

Hull/Leeds – not going to use it as already have another tool

The use of C-Plan as means of assessing carbon reduction and renewable energy was considered at the Examination in Public into Three Rivers District Council's Core Strategy. In her report, the inspector commented that the use of C-Plan "has enabled the Council to secure consistently higher levels of performance than the minimum standard set by the Building Regulations 2010".



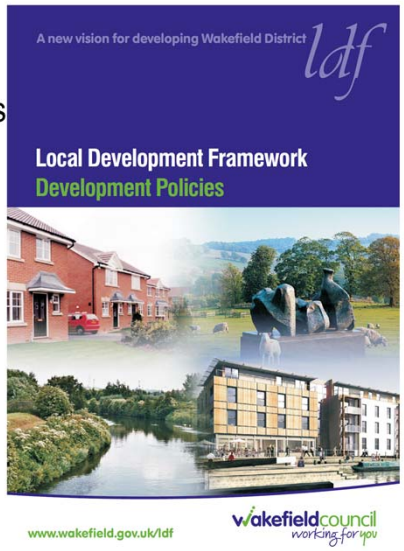
Can be used by Development Management to understand if developers are meeting the requirements of the policies / conditions on planning application.

The planning policy team can also use the data outputs to monitor the take up of renewable policies – which is always tricky to monitor.

Negotiation

Wakefield case study

- Policy D27 – predicted carbon emissions shall be reduced by … (the Merton Rule)



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Assessment undertaken by Centre for Sustainable Energy for Wakefield – proposed application for residential development. Energy statement stated that the applicant was unable to comply with the policy and was therefore proposing an alternative solution.

Found that as building regs tighten it may turn out to be economically viable for the applicant to incorporate some level of renewables – statement was not considered in the context of the 2010 targets (used 2006) or other financial incentives – assessment showed how it may be viable to incorporate renewable energy to the development.

Negotiate – need to show it is not viable. Ask for further information to justify why renewables may not be feasible/viable for the site

Sheffield City Council case

Policy CS 64

- All developments will be required to:

c. minimise the impact on existing renewable energy installations, and produce renewable energy to compensate for any loss in generation from existing installations as a result of the development.

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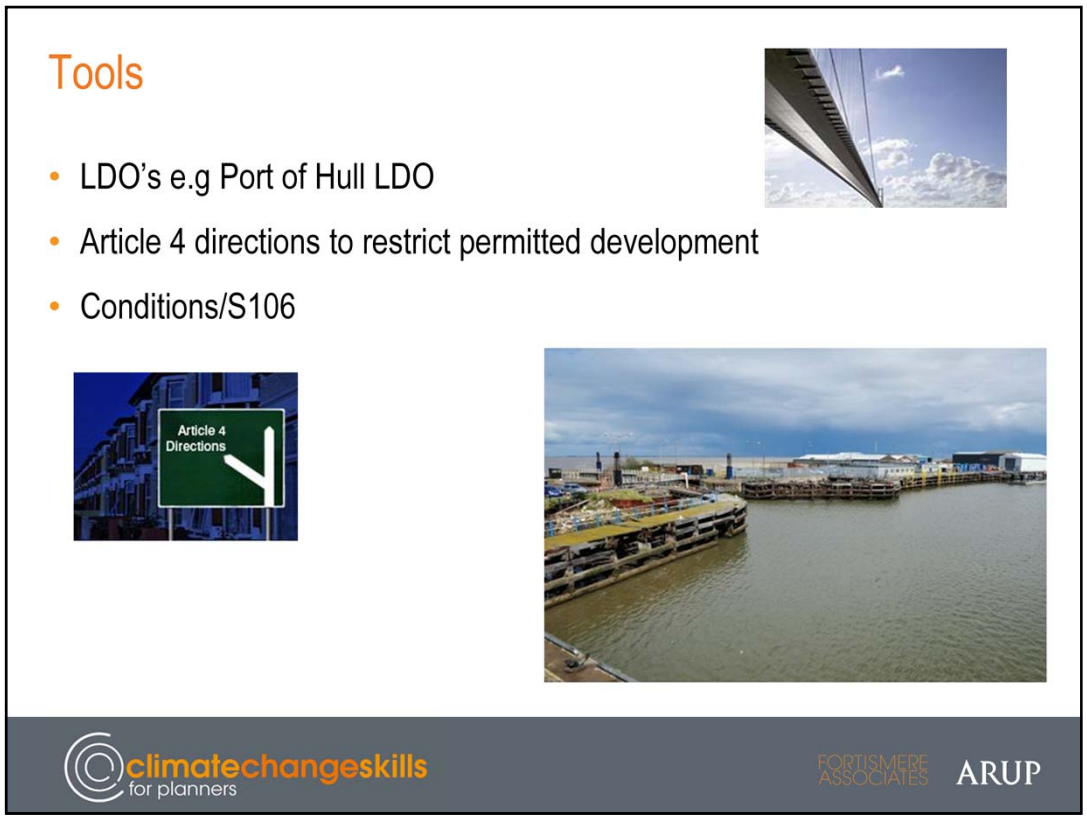
BRE review of planning application for development of a bungalow – addition of single storey extension to the rear and extension of roof. Adjacent dwelling had photovotaic panels installed on the west south west facing roof.

Policy SCC Policy CS64 designed to ensure sustainable development in general and not to protect the benefit that a particular installation brings to an individual.

Adjacent occupiers objected as they said that proposed development would reduce the annual yield from the PV (less than 10% per year). In order to reduce the effect on the shading by the proposed development on the PV there are modifications which could take place. Proposed development could be altered. The applicant omitted the dormer in line with the BRE proposed modifications and the application was approved. In addition two modifications could be made to the PV array.



The Port of Hull Local Development Order has been created to attract renewable energy associated businesses to the newly formed Humber Enterprise Zone areas in the Hull port area. Enterprise Zone status will see the creation of thousands of new jobs in the area. One of the key benefits for businesses in the Enterprise Zone is the introduction of simplified and flexible planning arrangements.

The Port of Hull Local Development Order (LDO) applies to sites at Alexandra Dock and Queen Elizabeth Dock. The LDO simplifies planning arrangements by granting outline planning permission for development associated with renewable and low carbon industries, such as the offshore wind energy sector. Developers are still required to submit planning applications for details of appearance, landscaping, layout, and scale. The outline permission is also subject to conditions. The LDO will ensure that development that is permitted does not have unacceptable negative impacts on neighbours, the environment or the wider area.

The LDO gives developers certainty that the streamlined approach will reduce both development costs and time and enable site construction to start quickly on the three Hull Enterprise Zone sites. A draft version of the LDO was the subject of statutory public consultation during early 2012. The LDO was modified to reflect comments made and was scrutinised by the Secretary of State in April 2012. Hull City Council adopted the LDO on 8 May 2012.

Port of Grimsby Enterprise Zone (NE Lincs) – out to consultation on an LDO aimed at attracting offshore wind companies for January

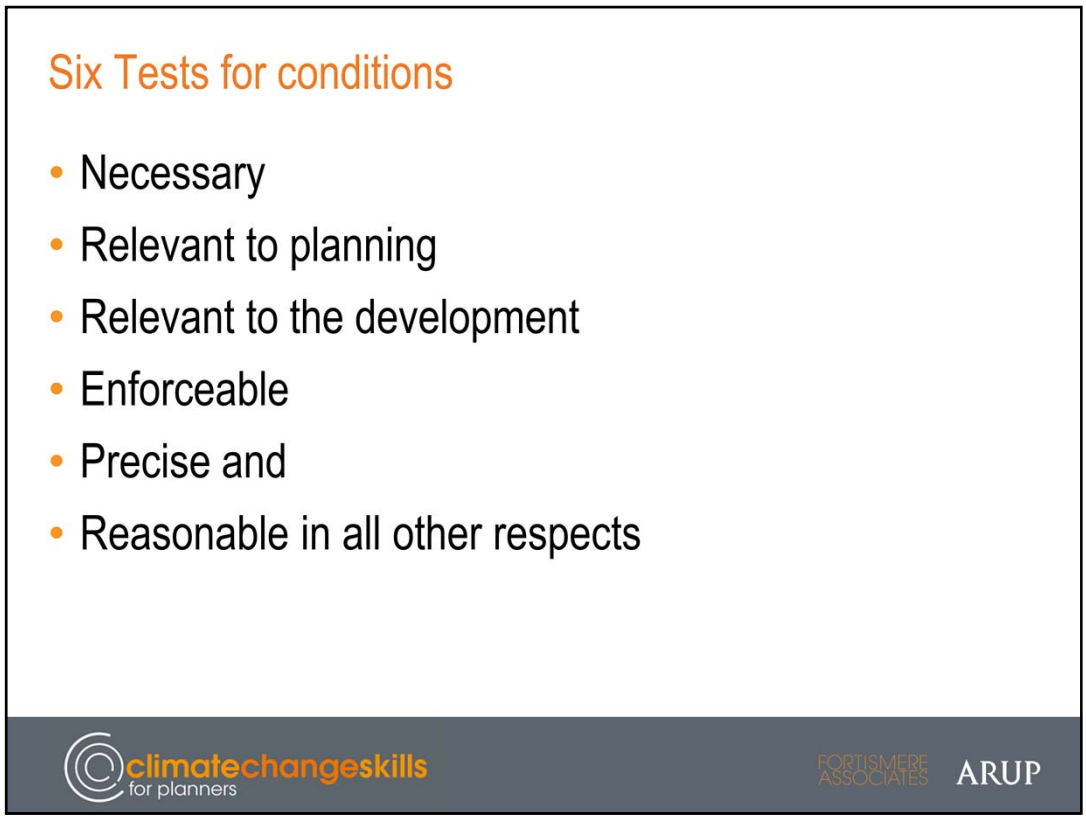
Article 4 directions – to restrict pd e.g paving over of front gardens for hardstanding

S106/conditions

Meeting the requirements for sustainable design and construction is often achieved in the detailed design or construction phases. Normally, requirements for environmental design will be dealt with using conditions, but in some circumstances a Section 106 agreement may be required to secure an environmental assessment of the proposed development carried out by an impartial assessment body or a sustainability plan to provide and maintain the highest environmental standards of development.

If a proposal generates a requirement for a management plan such as a Site Waste MP or Construction Mgt Plan to secure use of sustainable materials but cannot be implemented through the approved design or satisfactorily secured through conditions, they may be secured as part of a Section 106 Agreement. The requirements will be relevant, proportionate and related to the specific nature and potential impacts of the development proposed.

Use of planning conditions



Circular 11/95 sets out the 6 tests to be applied

Necessary - authorities should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification. The argument that a condition will do no harm is no justification for its imposition: as a matter of policy, a condition ought not to be imposed unless there is a definite need for it. It may help to ask whether it would be considered expedient to enforce against a breach-if not, then the condition may well be unnecessary.

Relevant to planning - A condition which has no relevance to planning is *ultra vires*. Other matters subject to control under separate legislation, yet also of concern to the planning system: A condition which duplicates the effect of other controls will normally be unnecessary, and one whose requirements conflict with those of other controls will be *ultra vires* because it is unreasonable

Relevant to the development - Unless a condition fairly and reasonably relates to the development to be permitted, it will be *ultra vires*.

Thus it is not sufficient that a condition is related to planning objectives: it must also be justified by the nature of the development permitted or its effect on the surroundings.

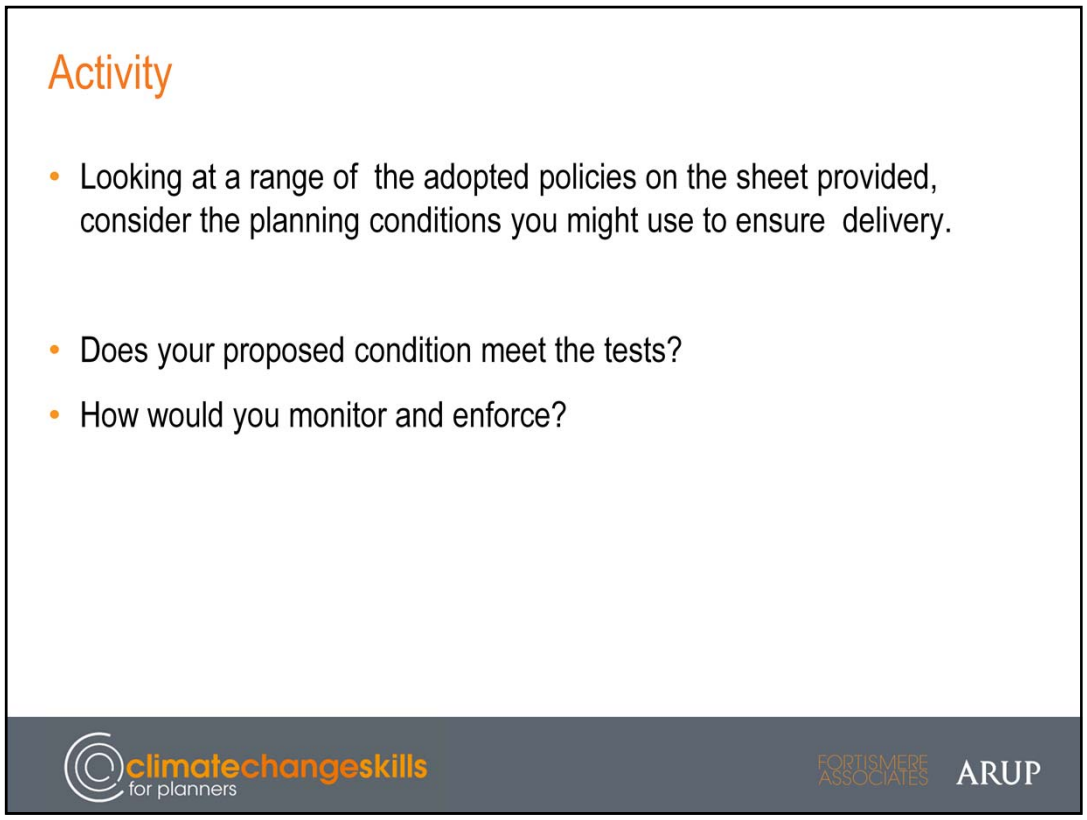
Ability to enforce - A condition should not be imposed if it cannot be enforced. It is often useful to consider what means are available to secure compliance with a proposed condition. There are two provisions which authorities may use to enforce conditions: an enforcement notice, under section 172 of the Act, or a breach of condition notice under section 187A.

Precision The framing of conditions requires care, not least to ensure that a condition is enforceable. A condition, for example, requiring only that "a X scheme shall be

submitted for the approval of the local planning authority" is incomplete, since if the applicant were to submit the scheme, even if it is approved, the local planning authority is unlikely to be able to require the scheme to be implemented.

Reasonableness A condition can be *ultra vires* on the grounds of unreasonableness, even though it may be precisely worded and apparently within the powers available e.g it is unduly restrictive

These have been subject of many challenges in the courts, consideration by Inspectors at appeal. Has led to the development of model conditions to avoid issues



Provide range of adopted policies from the region – both RSS and local and the development proposals from the previous activity

Get participants to write their own?

Handout of sample conditions provided to participants after the exercise

Feedback

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As a development management officer, you will know that planning conditions may be attached to a full planning consent and that if these conditions are not met then a developer may be taken to court. So they must be robust and based on evidence.

There are a range of planning policy requirements which you may seek to secure through planning conditions and obligations.

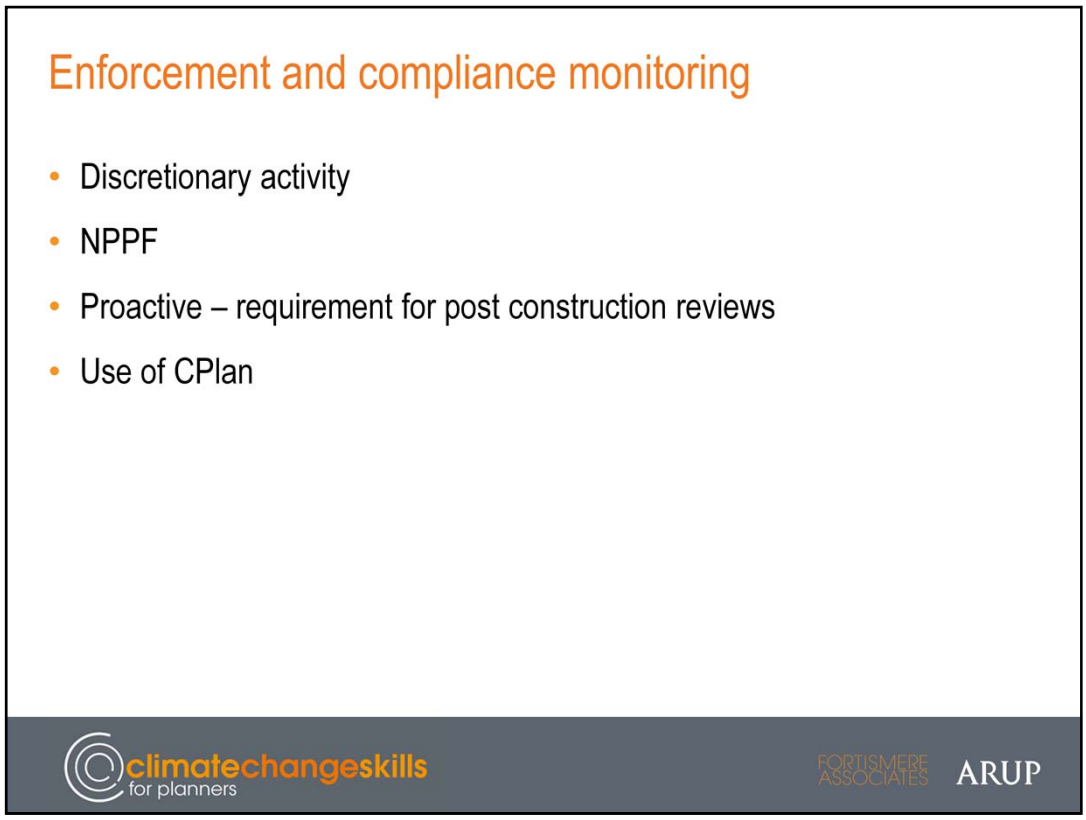
Dos and don'ts

1. Permissions should not be overloaded with conditions
2. Good practice to discuss with applicants before imposing conditions – particularly try with energy/carbon issues as may require set of bespoke solutions and may have economic impact
3. Avoid if possible precommencement conditions – often by then it is too late to design measures into the proposed development
4. Conditions requiring development to be carried out in its entirety, or in complete accordance with the approved plans, often fail the test of need by requiring more than is needed to deal with the problem they are designed to solve.
5. Easier for local planning authorities to enforce compliance with a condition that has been breached, than to enforce on the basis of a material variation from the approved plans or description of development
6. Talk to your enforcement officers – understand the issues they face. Sometimes a condition will be unenforceable because it is in practice impossible to detect a contravention. More commonly it will merely be difficult to prove a breach of its requirements.
7. Must be a relevant policy in the plan to support the conditions
8. Don't duplicate something that can be enforced through another regime e.g building regs. Can use an informative if necessary.

One to watch out for - if a planning application doesn't meet the renewable or carbon reduction standard but you put a planning condition requiring that it does, the applicant may well need planning permission for the RE installation which meets that condition. Therefore the condition must be written in the form of a Grampian. I think a better way to go is for a s.106, which allows you a fall back position of a payment if they don't or can't deliver renewables

Tea Break – back in half an hour

Monitoring and enforcement of development



Discretionary activity – but increasingly important for members

Important to delivery and development management

What the NPPF says

Role of compliance monitoring – what can you do

Proactive approach to enforcement

Needs resources

Can you use building control – other mechanisms?

Bigger schemes funding for monitoring

CSH/BREEAM - The post-construction assessment reviews the design stage assessment and compares it with the completed development to ensure that all the specified credits have been achieved. Carried out once development has been completed and is ready for occupation. Once the assessment has been completed, it needs to be submitted to BRE for certification.

What are the Benefits of C-Plan and the Sustainability Checklist?

C-Plan

A standardised, streamlined process for assessing compliance with carbon reduction policy

Improves communication between planners and developers during the compliance

process.

A consistent electronic format for gathering and storing carbon compliance data, with powerful search and retrieval tools

Simplifies the process for planners to report on performance targets

Assess new developments against clear carbon reduction criteria and the feasibility of sustainable energy design options.

Makes it easy for developers to provide accurate, consistent data

Sustainability Checklist

A standardised, streamlined process for assessing compliance with sustainable design objectives set by local authorities

Improves communication between planners and developers during the compliance process.

A consistent electronic format for gathering and storing sustainable compliance data

Makes it easy for developers to provide accurate, consistent data

Enforcement

Recent decisions

- Appeal decisions
- Court decisions
- LA experience

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What do they tell us? Watch this space for decisions post NPPF

Designing and producing the AMR – making them local and useful

Step 1 – identify the priorities for reporting

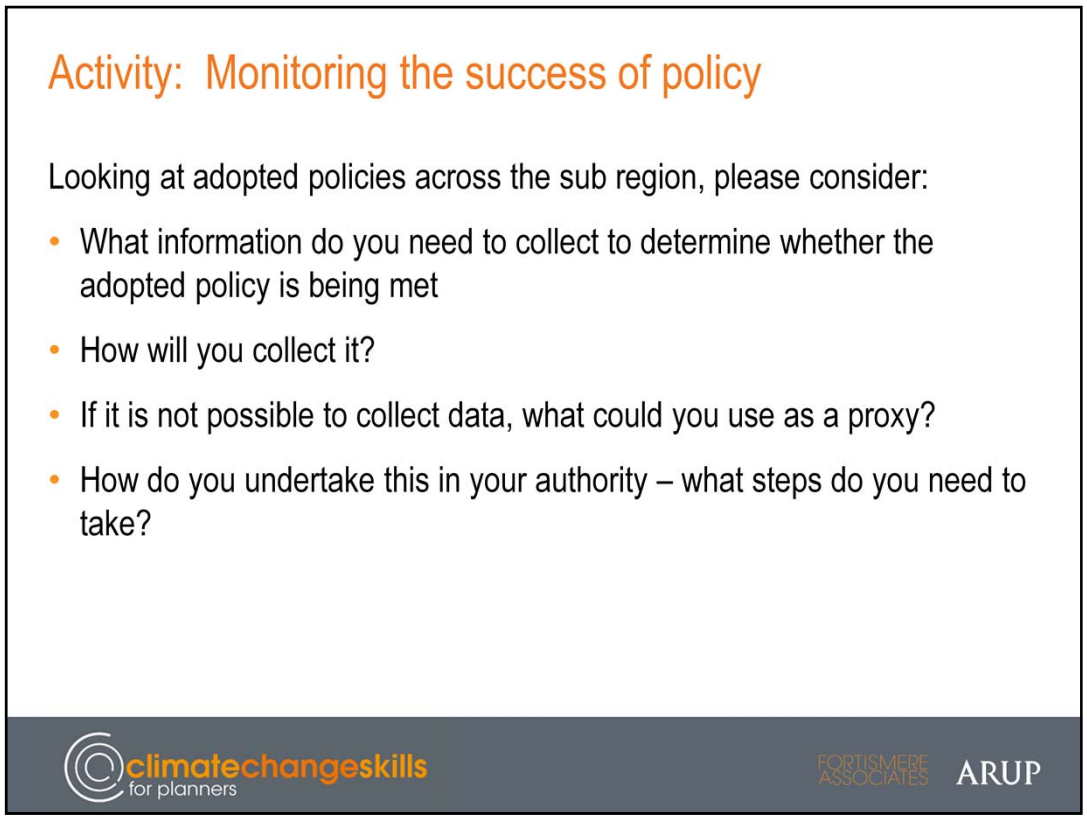
Step 2 – Decide on how progress will be illustrated by specifying data (what indicators/information should be collected and tools for evaluation)

Step 3 – design systems and collect data

Step 4 – analyse data and write up

Step 5 – publish and increase usage of the document

AMR – Report on progress on policies and related targets in local development documents, including progress against any relevant national and regional targets and highlight unintended significant effects of the implementation of policies on social, environmental and economic objectives. Where policies and targets are not being met, not on track or having unintended effects, the reasons should be provided along with appropriate actions to remedy the situation including changes to policy.



Each policy does not always have an individual indicator that's applicable – sometimes you need a set of policies together to make sense to apply an indicator (or set, to)

- CABE Building for Life Assessment
- Code for Sustainable Homes
- BREEAM code
- By design - CABE
- Accessibility through monitoring travel plan outcomes

Sheffield's sustainability checklist

- Used to monitor performance in delivering policy aims
- Provide information on carbon reduction
- Quarterly review of performance

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Lists the sustainability requirements in the CS policies and any features achieved by negotiation – each is given a score

Case officers complete checklist and information inputted into UNIFORM

Provides Area Team managers with information on performance

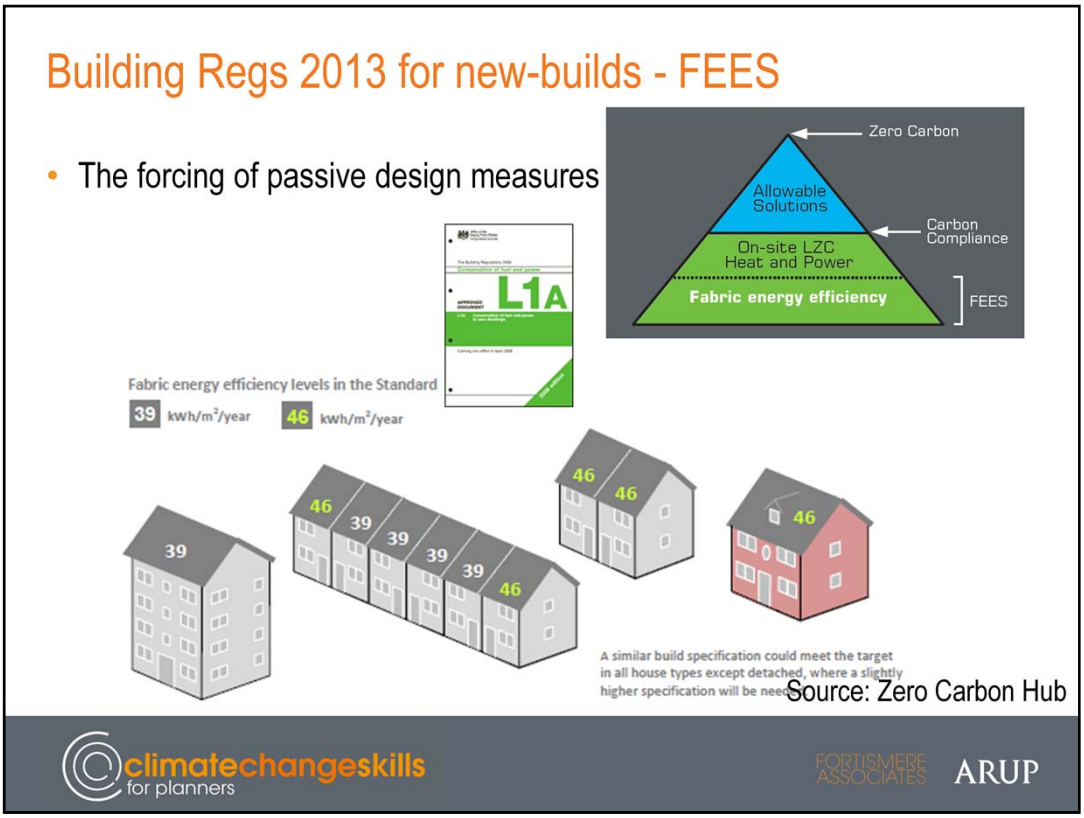
Had to create separate reporting mechanism and analysis

Patchy completion – people forget!

Scepticism about what is down to policies and negotiation and what would have been provided anyway and whether actually delivered

Important to visit completed developments that have gone through this process to check out where possible

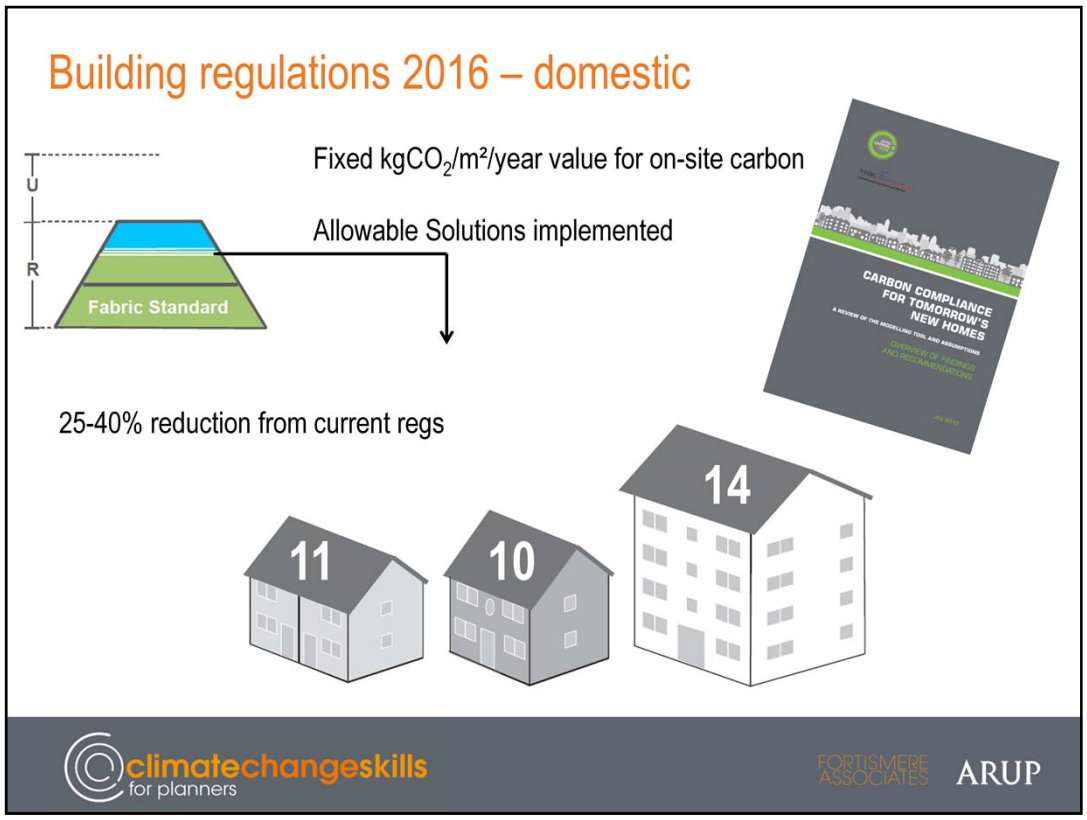
What is coming next – likely changes



Proposed changes to Part L – energy efficiency and carbon standards

The overall impacts of the proposed 2013 changes are expected to:

- Strengthen new-build standards to pave the way towards zero carbon.
- Introduce a separate fabric energy efficiency (FEE) target for new dwellings.
- Propose changes to the calculation tools, the Standard Assessment Procedure (SAP) used for homes, and the Simplified Building Energy Model (SBEM) or approved Dynamic Simulation Model software tools, used for non-domestic buildings.
- Increase the standards of energy efficiency for existing buildings and secure greater take up of improvement to support the Government's Green Deal initiative.
- Introduce measures to incentivise improved compliance and as built performance.

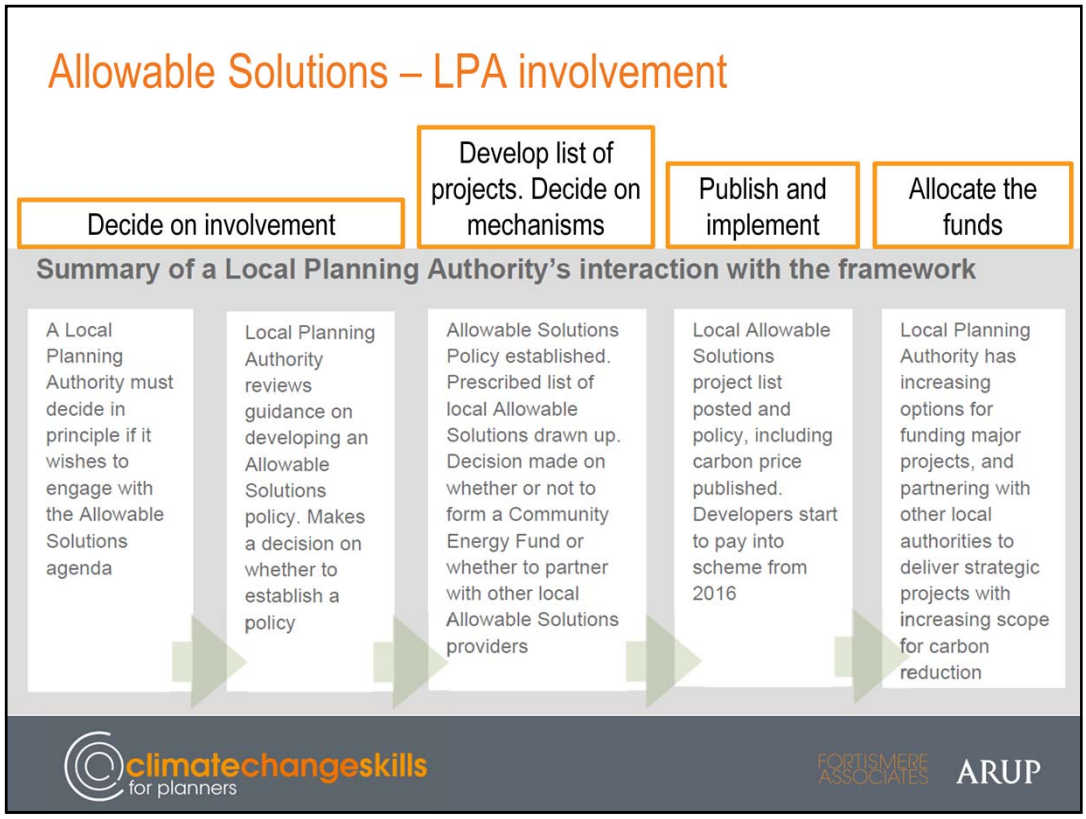


Target for new homes to be zero carbon from 2016 and new non domestic buildings to be zero carbon from 2019.

How the carbon compliance (on-site energy) levels might be set for 2016 regs

Planning needs to ensure it integrates with, not duplicates such initiatives to achieve the most sustainable outcome possible. Local energy planning needs to support and extend these changes rather than duplicate building regs.

Remember CSH and BREEAM cover a wide range of issues of which energy is but one!



One element of the zero carbon homes policy is allowable solutions. Anything above these requirements in building regs will be Allowable Solutions. The Government is currently considering how builders could make payments to fund community energy projects, such as wind farms and district heating schemes to meet their obligations to reduce carbon dioxide emissions from new homes

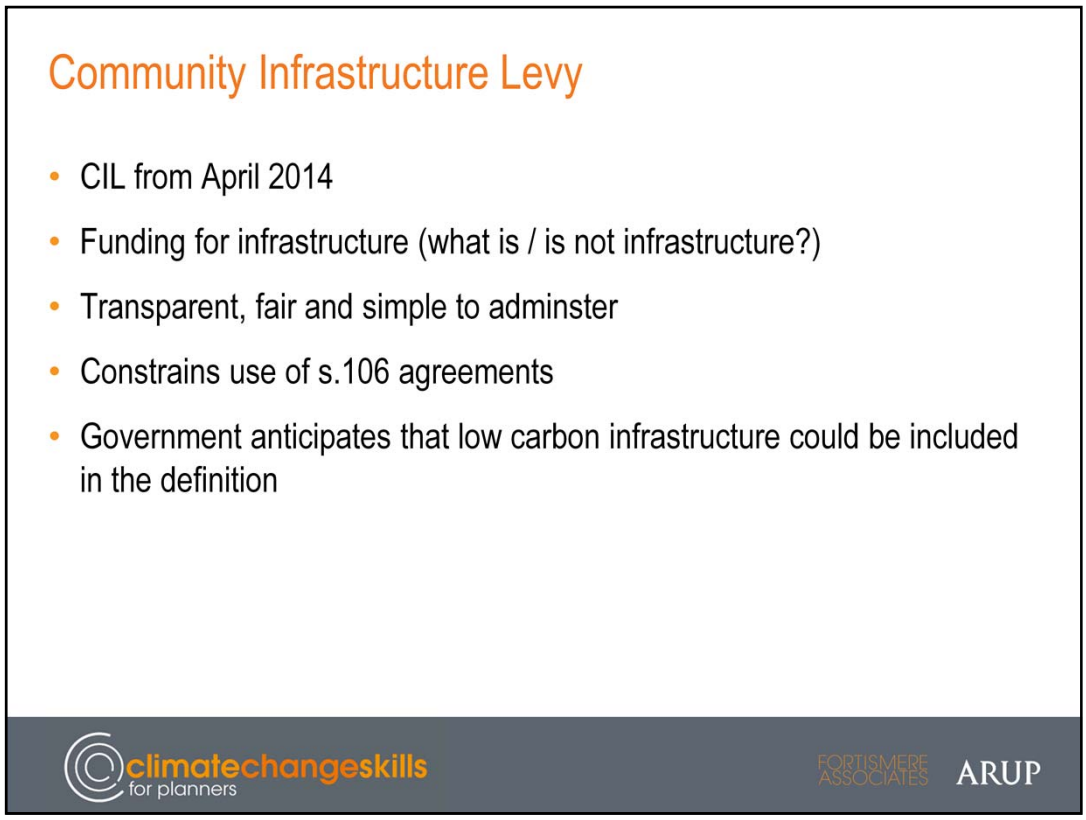
This is from the Zero Carbon hub's document.

Stand alone AS schemes – while we wait clear advice from Government

> Legacy Communities Scheme planning permission on the Olympic Park – a planning condition requires the applicant to develop an AS scheme (due for submission early in 2013)
>
> Islington, Westminster, Waltham Forest, Sutton and Kingston have all considered and/or are implementing carbon pricing with some form of AS where targets are not met.

Benefits of an AS approach

- High cost of strict on-site compliance
- Spread benefits of local investment across community – could be used to fund of local energy efficiency retrofit, up front capital for community renewables
- Local authority can retain control and flexibility on a site by site basis



The Community Infrastructure Levy (CIL) offers opportunities to fund community scale infrastructure. There are currently no adopted Community Infrastructure Levy's in Yorkshire and the Humber.

There are examples of CIL paying for green infrastructure across the country. But generally CIL is paying for transport improvements.

Depending on your authority - the levy will be chargeable on most types of new development and will be based on simple formulae which relate the cost of the charge to the size and character of the development. CIL will be a valuable top-up for local communities who wish to see additional facilities in their area such as roads, public transport, open space or health centres, but importantly in this context, it might also be used to provide funding for decentralised and renewable or low carbon energy.

Comparing CIL and Allowable Solutions

CIL

- All new development
- Flat rate per square metre (£/m2)
- Single pooled fund used to pay for infrastructure covered by Councils adopted CIL Charging Schedule
- Not ring-fenced
- No right of refund

AS / Carbon Fund

- Bespoke fund collecting payments through S106 agreements
- Charged on a per tonne of CO2 basis (£/T CO2)
- S106 defines purpose of contribution and requires spending to be for that purpose
- Money not spent by an agreed trigger can be claimed back

Renewable Heat Incentive

Three schemes have been the subject of recent consultation:

- Expanding the non domestic scheme
- Air to water heat pumps and energy from waste
- Domestic scheme

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What's in:

Biomass Boilers (Including CHP Biomass Boilers.

Small Solar Thermal (below 200 kW)

Ground Source Heat Pumps

Water Source Heat Pumps

On-site Biogas Combustion

Deep Geothermal

Energy From Municipal Solid Waste

Injection Of Biomethane Into The Grid

What's out:

Co-firing of biomass with fossil fuel

Exhaust air heat pumps

Transpired solar thermal panels

Fossil fuel fired CHP

Waste heat from fossil fuel

What is being considered:

Air Source Heat Pumps

Direct air heating (e.g. kilns)

Large solar thermal (above 200 kW)

Large biogas (above 200 kW)

Bioliquids

Separate tariff for deep geothermal

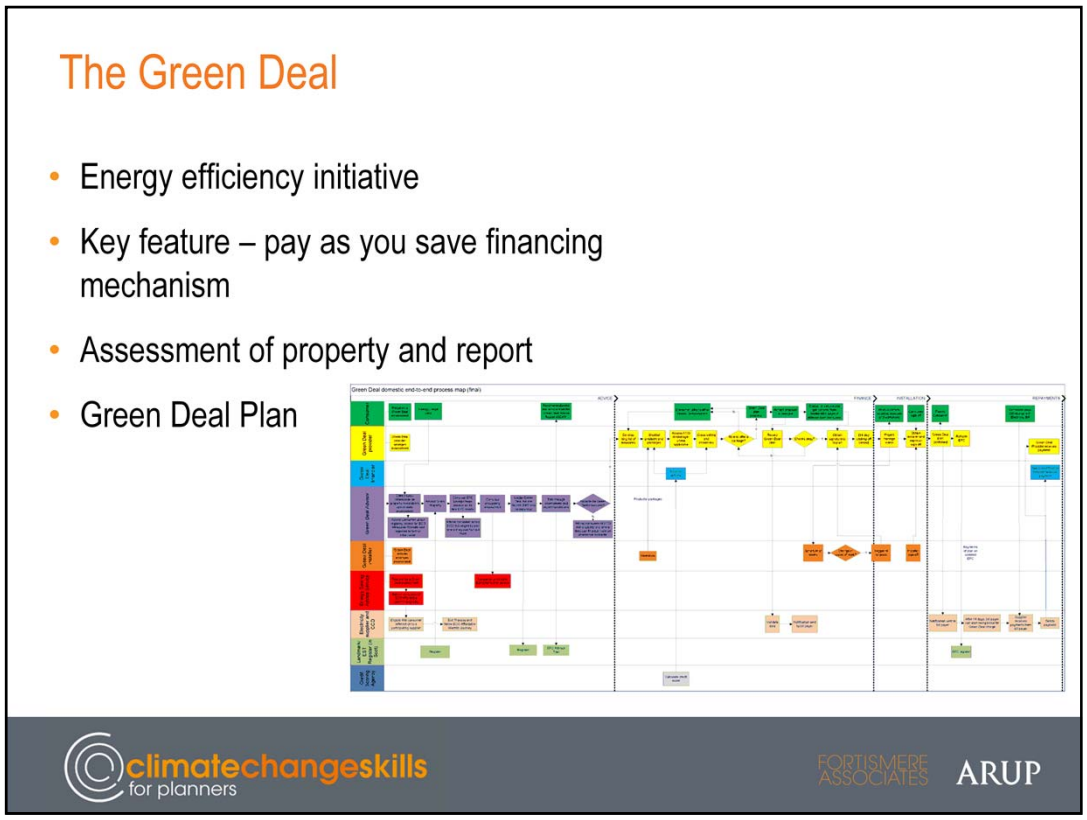
The consultation on Renewable Heat Incentive: expanding the non-domestic scheme sets out our broad proposals to expand the existing scheme. More information on this consultation and how to respond to it can be found on the Renewable Heat Incentive: expanding the non-domestic scheme page. Deadline for responses is **7 December 2012**.

The consultation on air to water heat pumps and energy from waste sets out our proposals for air to water heat pumps and energy from waste. More information on this consultation and how to respond to it can be found on the Renewable Heat Incentive: air to water heat pumps & energy from waste page. Deadline for responses is **18 October 2012**.

Renewable Heat Incentive (October 12) - government published proposed details for a subsidy scheme that aims to encourage homeowners to switch to green central heating systems. Expected to come into force in summer 2013 and will be available for several forms of heating including biomass boilers fired by wood chips or pellets, ground source and air source heat pumps.

Similar to the feed in tariffs available since 2010 to households that install photovoltaic solar panels but for many homeowners it could turn out to be even more profitable especially because the solar tariffs have now been cut drastically. Any system installed after July 15 2009 will be eligible. As with solar panels subsidy payments will be based on how much energy is generated with a proposed rate of 5.2p-8.7p per kilowatt hour in the case of a biomass boiler. Payments will be concentrated into a period of just seven years compared with 20-25 years for solar

Biomass boiler – heating system that burns wood pellets, chips or logs to power central heating and hot water boilers. A biomass system could save nearly £600 a year compared with electric heating. An automatically fed pellet boiler for an average home costs about £11,500 including installation, flue, fuel store and VAT. Manually fed log boiler systems are slightly cheaper



Energy Act 2011

Allows residential and commercial consumers to benefit from the installation of energy efficiency measures without having to pay the up front costs. Instead private sector companies will provide a financed Green Deal with charges being added to the electricity bill to allow consumers to pay for the investment over time through savings on energy bills.

For low income households and hard to treat properties energy companies will be required to provide Energy Company Obligation (ECO) funding to work alongside the Green Deal.

Starting point – qualifying assessment of the fabric and use of the building which must be carried out before installing measures or agreeing a Green Deal Plan. Can only be carried out by an authorised assessor. Report produced and consumer then can shop around for a quotation from Green Deal providers

From 28th January 2013, households who use the Green Deal to make improvements such as loft insulation, solid wall insulation and replacement windows will qualify. The Green Deal Cashback Scheme is a first-come, first-served offer, and the more work households have done, the more cash back they could receive. Green Deal Providers will be able to offer Green Deal plans to consumers and begin delivering energy efficiency

and heating measures to households across Great Britain.

A total of £125 million is up for grabs so hundreds of thousands of people could qualify. The rates are guaranteed for the first £40 million of the scheme. The best offers are available first, so people should act fast once the scheme opens in January because cash back rates may reduce after that.

Community minded households will have the option of donating some or all of their cash back to registered charities and Community Interest Companies who have signed up with the scheme administrator.

The cash back offer also applies to private or social landlords who can benefit if they are the property improver and are paying the costs themselves.

The Green Deal Cashback Scheme will benefit authorised installers and assessors who can use it to attract customers where they are working with a Green Deal Provider. They can find out more about the Green Deal on the Green Deal Oversight & Registration Body website[External link] or through one of the certification bodies.

Solid / cavity wall insulation

Loft insulation

Double glazing

Door insulation

Smart meters

Growth and Infrastructure Bill

- Applications to go direct to the SoS (PINS) where LPA has a record of poor performance
- Limit on the information authorities can require to be submitted with an application
- Planning obligations containing affordable housing can be renegotiated to make a development economically viable
- Certain commercial and business projects to be decided by the Planning Inspectorate and SoS within a 12 month timetable
- Amends regulations so that it is easier for approved operators to install telecommunications equipment in National Parks and AONBs

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Largely an amending piece of legislation of existing legislation

Third reading on 17 December 2012

Thank you: any questions?

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