



**CORNWALL  
COUNCIL**

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**Bath & North East  
Somerset Council**

**Improving People's Lives**

# Successful Adoption of Net Zero Policy



**Part 1: How we got there**  
**(Emily Rubin, CC)**

**Part 2: Implementation challenges and tips**  
**(Alex McCann, previously BANES / now**  
**Bioregional)**

# Policy context

## Bath and North East Somerset Local Plan

### Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update

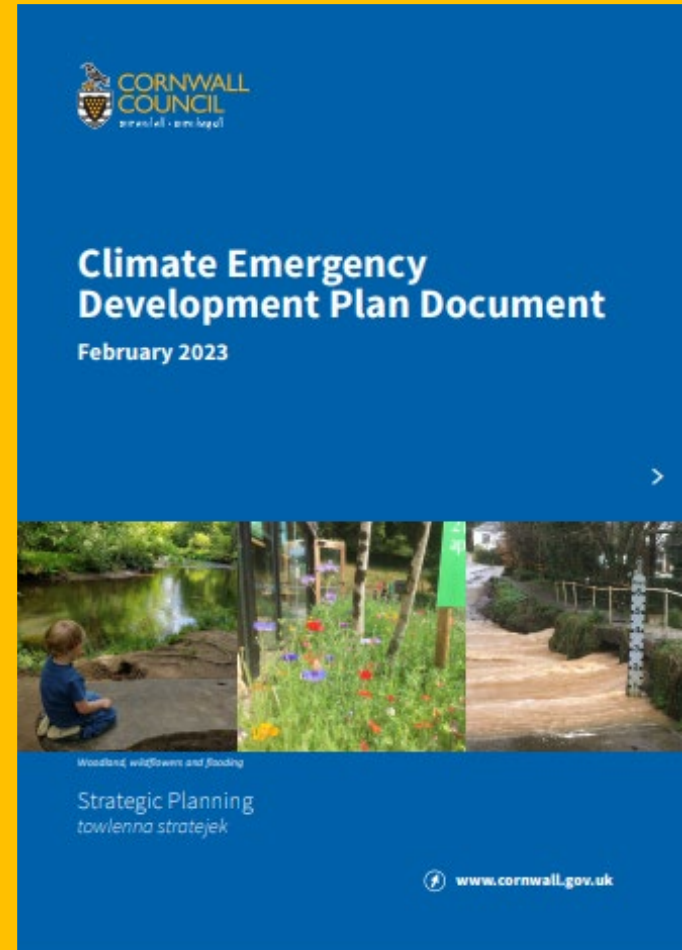
Volume 1  
District-wide Strategy and Policies

January 2023

Bath & North East  
Somerset Council

Improving People's Lives

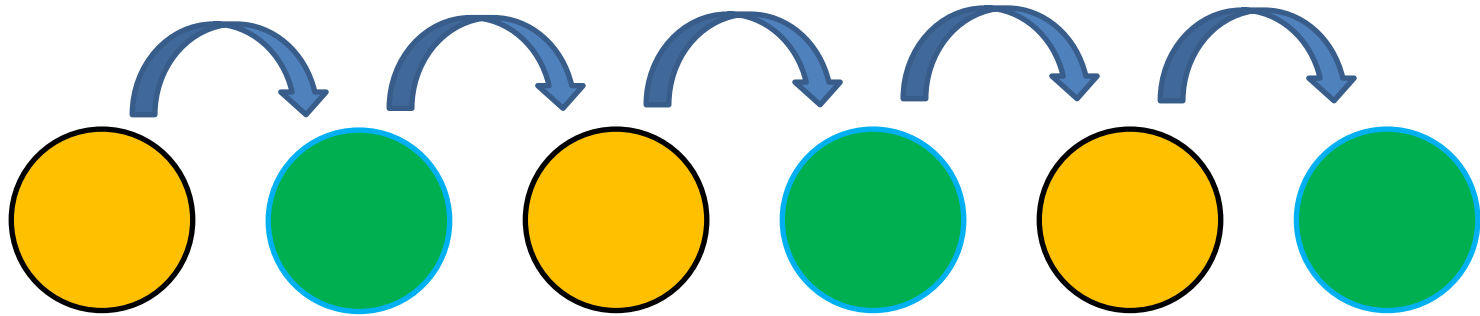
<https://beta.bathnes.gov.uk/core-strategy-placemaking-plan-and-local-plan-partial-update>



[www.cornwall.gov.uk/  
climateemergencydpd](http://www.cornwall.gov.uk/climateemergencydpd)

# Sharing resources and learning

- Learning and working together as our timeframes closely aligned



- Critical friend for each others' guidance
- Shared technical evidence – much of it is transferrable if adjusted for climate zones and land values
- Also worked very closely throughout with:
  - SW Net Zero Hub (produced evidence and helped with commissioning)
  - Etude (technical evidence)
- Viability evidence by ThreeDragons (CC) and BNP Paribas (BANES), with costings by Currie and Brown

# Quick overview of the drivers

- **Homes are a major contributor to emissions**
- Keep the UK on track to Net Zero GHG Emissions by 2050
- Importance of 2050 reiterated in the Skidmore Review
- Concerns Future Homes Standard (Building Regs) won't go far enough or act quickly enough e.g. RIBA and LETI advice goes much further
- **High levels of fuel poverty** (c. 12% households before the energy crisis)
- **Feedback from the public and statutory consultees** who recognise the climate emergency and e.g. support for solar panels on homes.

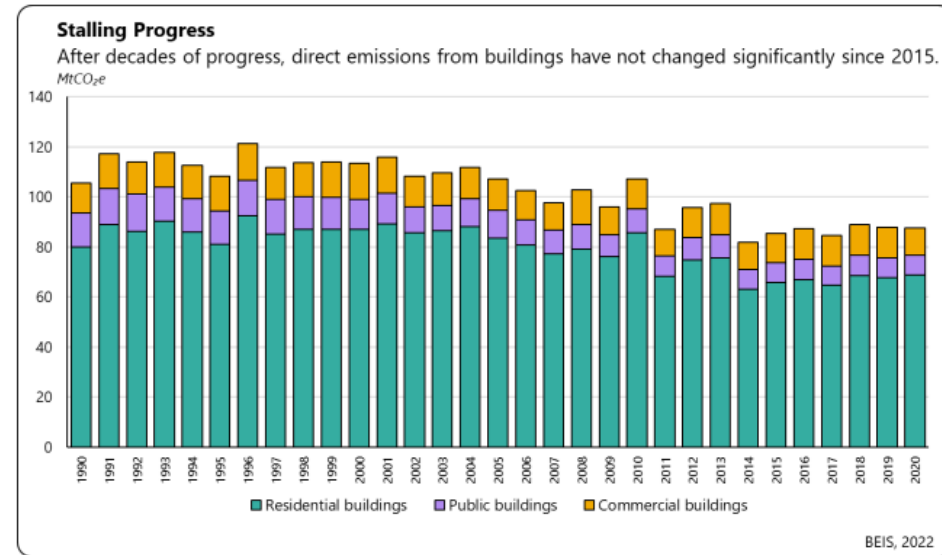


Figure 5.7 – Direct greenhouse gas emissions from buildings

# Six common house types modelled by Etude

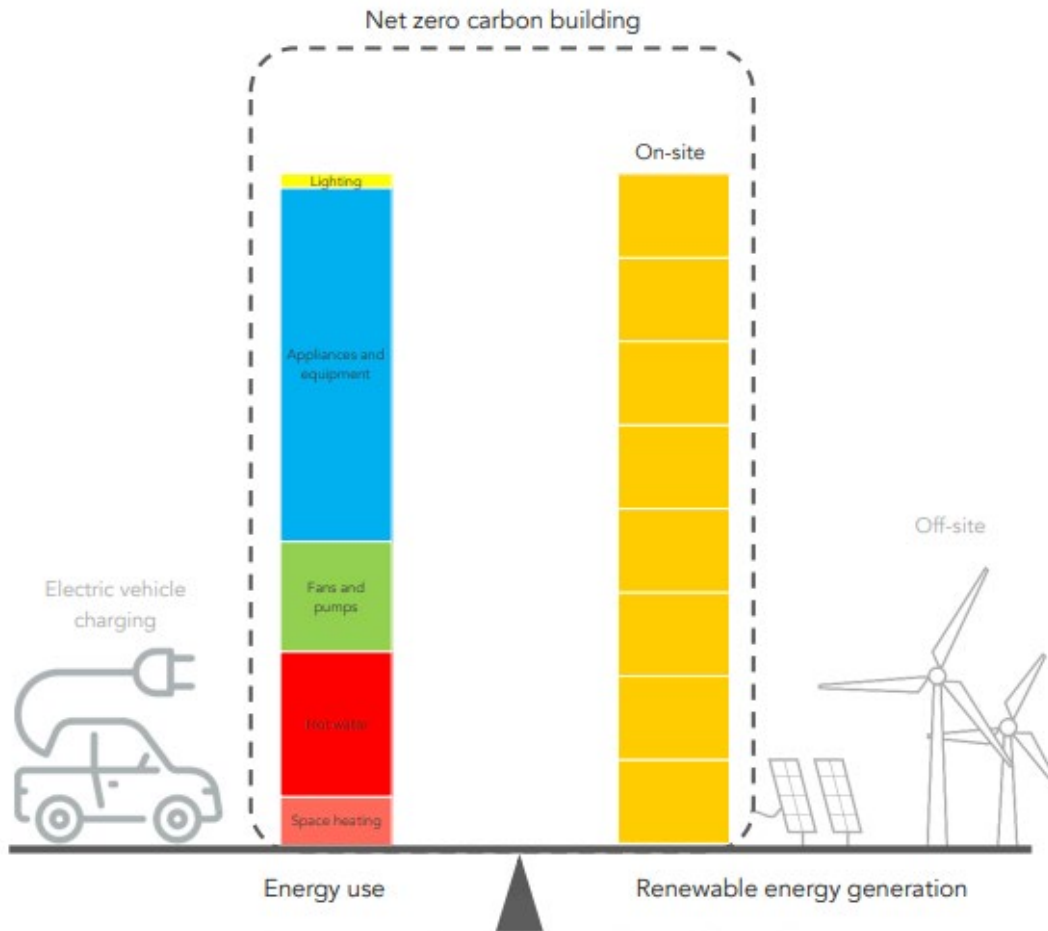


Image: Etude

**Modelling to find the most cost-effective, pragmatic route to net zero operational energy.**

- semi-detached house
- terraced house
- bungalow
- detached house
- low-rise block of 7 flats
- mid-rise block of 20 flats

# Principle: renewable energy to equal energy use

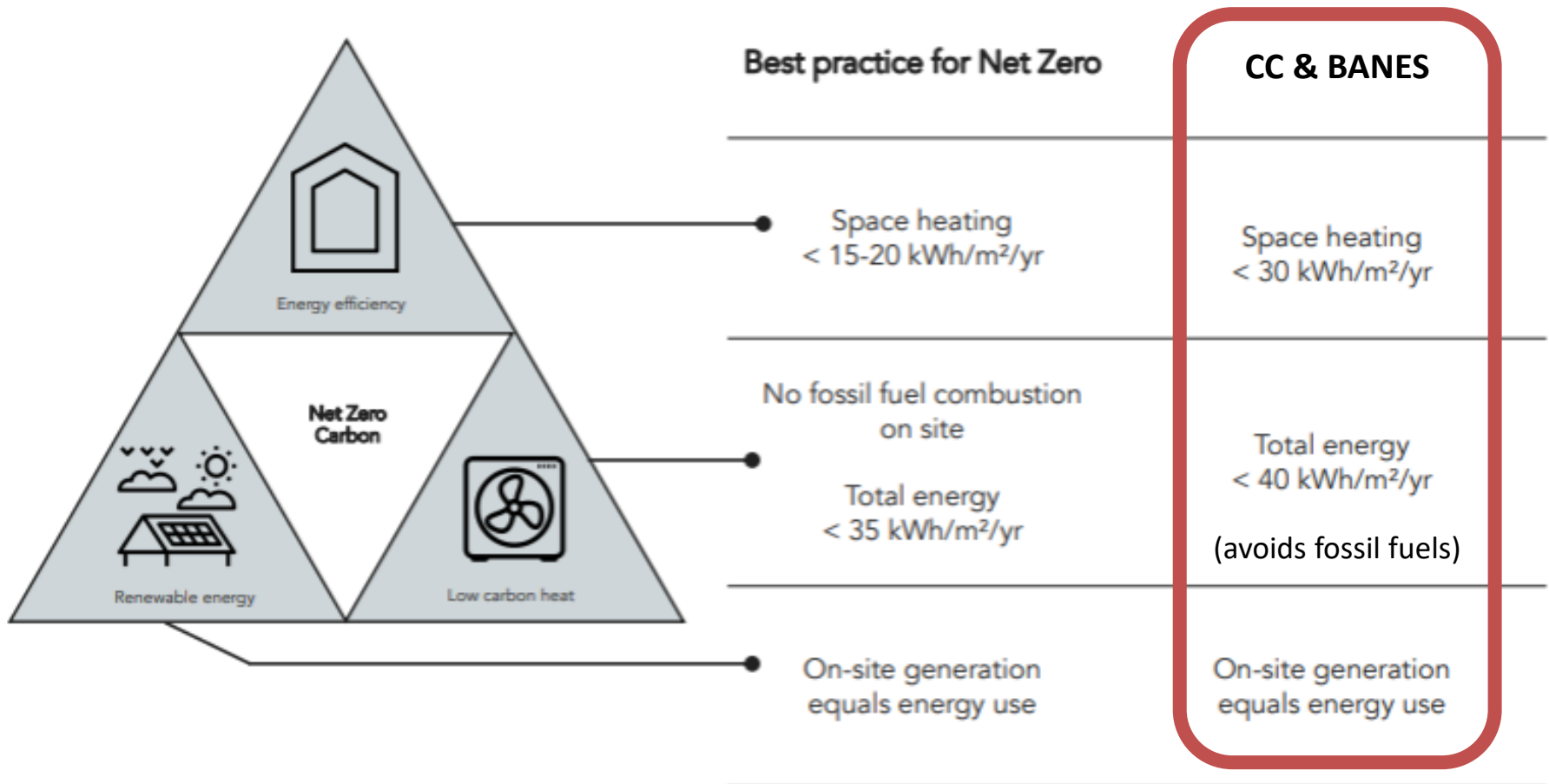


**Solar energy can match the total energy demand for each home**

- Not including EV charging
- Open to other renewables

Image: Etude

# A balanced and scalable approach to net zero: New Build Homes



Original image: Etude



# The policies improve on Future Homes Standard (2022 and 2025 Building Regs)

- Lower fuel bills e.g. better air tightness / renewables / unregulated energy
  - Home buyers will still save annually even where build costs are passed on and mortgage interest rates are applied
- Easier monitoring (kWh not carbon) e.g. look at electricity meters
- Coming in sooner (the 1,000s of new homes will benefit in the meantime)
- Safeguards against FHS being delayed / diluted

Policy is compatible with Building Regs.

**When Building Regs catch up the policy will not be needed.**

# Cornwall viability evidence

Viability assessment reviewed the build additional costs in the context of the 5 value zones, affordable requirements, older person housing, rural exception sites and allocated sites. Found that the policy is generally viable.

Dwelling type	Cost/sq m of meeting Part L 2021	Cost/sq m of meeting DPD	Uplift from part L 2021 to DPD	Sq m	Cost/dwg of meeting Part L 2021 compared to Part L 2013	Additional cost/dwg over Part L 2021 of meeting DPD SEC 1
Semi	£77	£90	£13	93	£7,162	£1,196
Terrace	£79	£110	£31	84	£6,623	£2,609
Bungalow	£89	£108	£20	108	£9,590	£2,115
Detached	£68	£75	£7	142	£9,618	£1,030
Low rise flats	£29	£79	£51	92	£2,612	£4,660
Medium rise flats	£24	£80	£56	80	£1,943	£4,436

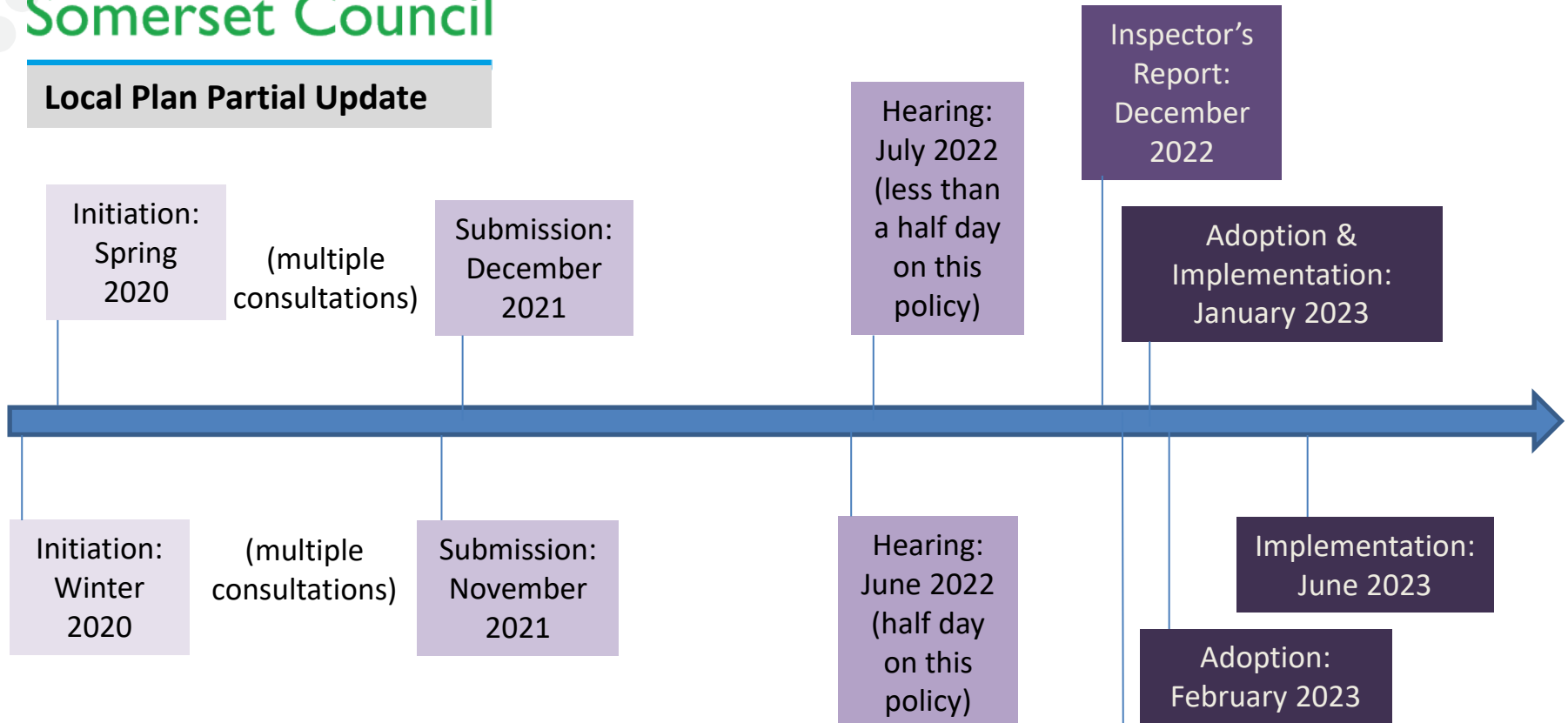
# BANES viability evidence

A 3% uplift on build costs is anticipated. Tested 3%, 5% and 6% build cost uplifts. Even at 6% the climate change policies are largely viable.

# Timeline (not to scale)

## Bath & North East Somerset Council

### Local Plan Partial Update



# What did the hearings focus on?

## Focus:

- Costs / viability
  - headroom in most typologies
- The principle of LPAs setting energy standards (PPG / Written Ministerial Statement)
  - written and verbal case
  - Government FHS consultation response and email confirmation
- Supply chains (ASHP)
  - policy needed to drive supply
  - BEIS research indicated supply is unconstrained
- How net zero will be applied where there are viability issues
  - will be requiring viability appraisal

## Not discussed / particularly discussed:

- Methodology for calculating energy
- Planning submission requirements
- Offsetting arrangements / tariff
- Transition arrangements (applicable to Cornwall only)

# What did the Inspectors' Reports say?

**Bath & North East  
Somerset Council**

**Local Plan Partial Update**

The WMS 2015 has clearly been overtaken by **events** and does not reflect Part L of the Building Regulations, the Future Homes Standard, or the legally binding commitment to bring all greenhouse gas emissions to net zero by 2050.



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**Climate Emergency DPD**

The WMS of 25 March 2015 has clearly been **overtaken by events**. Nothing in it reflects Part L of the Building Regulations, the Future Homes Standard, or the Government's legally binding commitment to bring all greenhouse gas emissions to net zero by 2050. In assessing the Council's approach to sustainable energy and construction, **the WMS of 25 March 2015 is of limited relevance**. The Framework makes clear in paragraph 152 that the planning system should support the transition to a low carbon future in a changing climate.

These contrast with inspectors' letters received by West Oxfordshire and Lancaster...

I am satisfied that the energy efficiency standards set out in Policy SCR6 are **justified** and that they would **not threaten deliverability or viability of housing development...**

Issues around viability have been explored and the Council's evidence shows that the standards the Council propose will have **little effect on housing delivery...the policy includes a viability clause...**