

WAVERLEY BOROUGH COUNCIL

ENVIRONMENT OVERVIEW & SCRUTINY COMMITTEE

22 SEPTEMBER 2020

Item 4. Questions from Members of the Public

(i) From Mrs Kathy Smyth, Milford:

"I refer to the Government's Consultation on the [Future Homes Standard](#) which closed in February this year and the proposed policy DM2 of the draft LPP2 before the Committee tonight.

Please can the Committee or officers explain:

- i. why DM2 opts for a CO2 reduction target of 20% on Part L of the 2010 Building Regulations as opposed to the 31% which the Government says itself it favours;
- ii. the Consultation states that "CO2 is important but it is not a direct measure of energy efficiency" and also that over time will become less important (paragraphs 3.14 and 3.15) so shouldn't DM2 have a target for energy performance or energy efficiency as well as for CO2 emissions; and
- iii. the results of that Consultation are likely to be published in late 2020 or early 2021 but there seems to be no provision for amending or updating DM2 which appears to be in some danger of immediate obsolescence so can the Committee consider whether some additional provisions to avoid this need to be introduced."

Response from the Head of Planning & Economic Development:

In relation to the first question, Policy DM2 of the draft LPP2 sets a CO2 reduction target of 20% on Part L of the 2010 Building Regulations. It doesn't set a higher target because current Government planning guidance is that Local Plan policies should only set energy performance standards for new housing up to the equivalent of Level 4 of the Code for Sustainable Homes (which is approximately 20% above current Building Regulations).

In relation to the second question, Policy DM2 builds on the existing policies in Local Plan Part 1. The recent Government consultation on the Future Homes Standard was focussed on changes to the Building Regulations rather than Planning Policy. The Council will continue to monitor changes at national level, including changes to the approach to measuring energy efficiency, and whether this has implications for planning policy.

In relation to the third question, if there is a significant change in Government policy in the near future, we will consider whether this could potentially be addressed in our final submission document or through the examination of Local Plan Part 2.

This is a consultation draft proposed for publication under Regulation 19 and there will be a six-week period during which interested parties will have an opportunity to make representation on the Plan and its policies. These representations will be submitted

alongside the Plan and an Inspector will consider these through the examination of the Plan.

(ii) From Cllr Gillian McCalden, Witley Parish Council:

“Witley Parish Council strongly supports the allocation of the Secretts site in Milford for 177 homes. It is an exciting opportunity to create a village centre for Milford, incorporating a significant amount of public realm, outside meeting spaces and community facilities. It will also enable the relocation of the popular farm shop and all other existing retail businesses within the site. Being close to bus routes, the station and local shops, it is a highly sustainable site that will reduce the dependence on cars in the area.

However, the choice of Secretts over other previously considered sites in Milford, will almost certainly lead to legal challenges from the developers of those sites. Can we be assured that the inclusion of Secretts will be robustly defended if it is challenged at the public examination? “

Response from the Head of Planning & Economic Development:

Subject to Council approval, the draft Local Plan Part 2 will be published for pre-submission consultation. This is the version that the Council considers to be sound. Subject to the outcome of the Consultation, the next stage will be when the Plan is formally submitted for examination. Again, the Plan submitted will be a plan that the Council considers to be sound and will be defended through the examination.