

CDP 5 Resource Management: Planning FAQ's

1. What is it?

Planning applications submitted from 1st September 2018 are required to meet Gold level in Section 7 Sustainability and 20% low & zero carbon generating technology (LZCGT) as a minimum.

There are a couple of alternative routes which give greater flexibility to achieve Gold standard, the [SG5 webpage](#) shows the options such as Certified Passivhaus schemes (which are exempt from 20% LZCGT requirement but they must be certified)!

Applications submitted prior to 1st September 2018 and submitted under the current adopted City Development Plan are required to meet Silver level of Section 7 Sustainability and 15% LZCGT as a minimum.

2. What does it apply to?

Domestic & non domestic new development.

3. What is exempt?

- a) alterations and extensions to buildings;
- b) conversions of buildings;
- c) buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
- d) buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- e) buildings intended to have a life not exceeding the period of two years; or
- f) conservatories

4. What needs to be submitted at the planning stage?

The Statement on Energy (SoE) using the template which can be found on the [SG5 webpage](#).

5. Who checks it?

This is a self-certification process. There are 3 checks on the SoE as an application moves through planning and building control to verify the attainment of the standard.

Planning is the first check, where the SoE gives an indication of commitment. The application is then conditioned by planning.

The second check is at building warrant stage where 2 forms of self-certification will be submitted to demonstrate the 'as designed' compliance. (1) An updated SoE should be presented by the applicant as part of their warrant application and (2) a declaration is made on the required level of sustainability on Section 7 Sustainability of the Technical handbooks. These self-certifications should be checked by the Building Control officer.

The final check is at completion certificate stage where the applicant self certifies that they have met the planning condition 'as built'. There are two forms of self-certification required at completion stage: (1) the required level of sustainability on Section 7 Sustainability of the Technical handbooks and (2) a Statement on Energy (SoE) template.

When the completion certificate is issued by Building Control, the planning condition is deemed to be discharged.

6. How will planning deal with it?

Planning will attach the following planning condition:

Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority.

The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the 'Gold' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability.

The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

7. When will the planning condition be signed off?

The planning condition will be purified upon receipt of an acceptable Statement on Energy (SoE) at the planning stage, but cannot be discharged until the acceptance of the two forms of self-certification at completion stage: (1) the required level of sustainability on Section 7 Sustainability of the Technical handbooks and (2) a Statement on Energy (SoE) template and the issuance of a completion certificate.

When the completion certificate is issued by Building Control, the planning condition is deemed to be discharged.

8. Who can sign off on the self-certification?

It needs to be completed by a registered SAP Assessor (for domestic) or Low Carbon Energy Assessor (for non-domestic).

9. Quick Summary of Process

In summary, applicants are required to submit self-certification at 3 points in the Planning & Building Control process, firstly at the planning stage (SoE and intention to achieve Sustainability level Gold from 1/9/18), secondly at the warrant stage (SoE and section 7) showing updated figures for 'as designed' and lastly completion stage showing 'as built' (SoE and section 7).