

APPLICATION NUMBER: 70666

Renewal of previously consented scheme with planning reference 66444

Brookhouse Farm, 218 Holcombe Road, Greenmount, Bury BL8 4BQ

Statement regarding Policy JP-S2: Carbon and Energy of The Places for Everyone Joint Development Plan Document (PfE)

The following statement in relation to policy JP-S2: Carbon and Energy of The Places for Everyone Joint Development Plan Document (PfE) accompanies the aforementioned planning application with planning reference 70666.

In relation to energy requirements and carbon emissions, the proposed development would be constructed in accordance with the energy efficiency requirements of the Building Regulations as set out in Part L of Schedule 1 to the Building Regulations.

The Amendment Regulations and Approved Documents L: Volumes 1 and 2 came into force on 15 June 2022 and as this application relates to a new dwelling, Approved Document L: Volume 1 is to be referenced as detailed below:

https://assets.publishing.service.gov.uk/media/662a2e3e55e1582b6ca7e592/Approved_Document_L_Conservation_of_fuel_and_power_Volume_1_Dwellings_2021_edition_incorporating_2023_amendments.pdf

As has been referenced in the Design and Access statement as part of the planning application bundle, the proposed development incorporates an Electric Vehicle Charging Point as stipulated under Building Regulations.

We consider the above to satisfy the requirements of Policy JP-S2 in direct reference to the below written ministerial statement from housing minister Lee Rowley on 13 December 2023 (<https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/hcws123>). As the national minimum energy efficiency standards set by the current uplifted Building Regulations exceed those detailed in WMS (HC Deb, 25 March 2015, vol 584, cols 131-138WS), planning policy requirements in the interim should not exceed the national minimum energy efficiency standards set by current Part L Building Regulations until new standards are introduced later in 2025.