

# Planning Policy Briefing Note

## Local Plan 2030

### Policy 54



BEDFORD  
BOROUGH COUNCIL

This briefing note has been prepared following the adoption of the Local Plan 2030 to provide clarification with regard to Policy 54. This policy relates to energy efficiency and requires new buildings to achieve a reduction in carbon emissions below the requirements of the Building Regulations.

Policy 54 of Local Plan 2030 requires new development to achieve reductions in carbon emissions below the Building Regulations requirements (Approved Document L1A: Conservation of fuel and power in new dwellings, 2013 edition and Approved Document L2A: Conservation of fuel and power in new buildings other than dwellings, 2013 edition). The reduction for residential development is 10% (development of fewer than 10 dwellings) or 19% (development of 10 or more dwellings), while for non-residential development the reduction is 10% (developments larger than 500 square metres floor space).

As part of the Government's commitment to meeting its target of net zero emissions by 2050 it is making changes to the Building Regulations for both domestic and non-domestic buildings. As an interim step prior to introducing the full Future Homes and Future Buildings Standard in 2025, from June 2022 the Government has revised Building Regulations to require all new residential buildings to produce at least 31% less carbon emissions when compared to the previous regulations, while new non-residential buildings must produce at least 27% less carbon emissions.<sup>1</sup>

The revised Building Regulations requirement exceeds the requirements set in Policy 54, making the policy out of date and no longer necessary. As a result the Council will not be applying Policy 54 to new development proposals in the borough. The policy will be formally withdrawn as part of the local plan review with the adoption of Local Plan 2040.

September 2022

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<sup>1</sup> Approved Documents L1: Conservation of fuel and power, Volume 1: Dwellings and Volume 2: Buildings other than dwellings, 2021 edition.