Statement on CC5: Future Development Standards

Developed by the Centre for Energy and the Environment, University of Exeter with Exeter City Council.

This statement has been produced to accompany policy CC5 (Future Development Standards) in The Exeter Plan. The policy was formulated following a review of the interaction of Building Regulations and the planning system, which is outlined in the *'A Non-Technical Overview of Energy and Carbon Standards for New Buildings'* document within the Evidence Base.

The previous Government has previously published *'The Future Homes and Buildings Standards: 2023 consultation'*[1] (FHBS 2023 Consultation) on changes to Part L of the Building Regulations. The consultation ran from 13 November 2023 to 27 March 2024**.** The original intent was for these changes to come into effect in Summer 2025 though at the time of writing (20th May 2025) a definitive timeline has not been confirmed by the Government. However, following the change of Government in July 2024 the Future Homes Hub (FHH) has confirmed[2] that the new Government is broadly content with the proposals set out in the public consultation and will therefore introduce the Future Homes Standard without reconsulting.

The FHH also states that homes will be future proofed with low carbon heating and high levels of energy efficiency meaning that no further energy efficiency retrofit work will be necessary to enable homes to become zero-carbon over time as the electricity grid continues to decarbonise, and that the standard will include an element of rooftop solar to deliver cleaner energy to households and protect billpayers. Statements by FHH and energy assessment organisations e.g. Elmhurst Energy[3] suggest that 2025 is still the likely target date, and the Government has stated[4] that the FHS will be published in Autumn 2025.

On 12 December 2024, Exeter City Council published the Publication Draft Exeter Plan with the intent to submit to the Secretary of State in Summer 2025 for examination. It is therefore presumed that the Future Homes and Buildings Standards will be the prevailing standard within Part L of the Building Regulations from the point at which The Exeter Plan comes into force and therefore represents the worst acceptable permissible standard for new buildings.

The following table provides context for each clause of Policy CC5.

[1] https://www.gov.uk/government/consultations/the-future-homes-and-buildings-standards-2023-consultation/the-future-homes-and-buildings-standards-2023-consultation (accessed 22nd July 2025)

[2] https://www.futurehomes.org.uk/what-do-we-know-about-the-future-homes-standard (accessed 22nd July 2025)

[3] https://www.elmhurstenergy.co.uk/blog/2025/04/16/the-latest-on-the-future-homes-standard (accessed 22nd July 2025)

[4] https://www.gov.uk/government/news/rooftop-solar-for-new-builds-to-save-people-money (accessed 22nd July 2025)

Policy CC5 Wording	National Regulatory Context	Alignment Commentary
From 2025, residential development will be required, as a minimum, to achieve a 75% carbon dioxide emissions reduction from that required under the 2013 Building Regulations.	Clause 4.2.4 of the FHBS 2023 Consultation states that Option 2 is the minimal approach to achieve 'zero-carbon ready' homes that deliver at least 75% carbon savings compared to 2013 energy efficiency requirements.	This is the expected performance requirement for the upcoming changes to Part L which is expected to be implemented in 2025, and so Policy CC5 aligns with national policy.
From 2025, non-domestic buildings will, as a minimum, be required to achieve: a. A fabric standard at least as good as that required under the current Building Regulations;	The fabric standard of the current Building Regulations represents the worst acceptable permissible standard for new buildings.	Policy CC5 aligns with national policy. It is included within Policy CC5 to reinforce the principle of the 'energy hierarchy' which promotes a 'fabric first' approach prior to deploying efficiency and low carbon systems.
b. Heating using a heat pump or heat network (which does not utilise fossil fuel); and	Clause 4.3 of the FHBS 2023 Consultation states that the performance targets for new non-domestic buildings are based on a building with a heat pump for side-lit spaces and radiant electric heating in top-lit spaces. For buildings connected to a heat network, standards are equivalent to a 4th-generation heat network.	This is the expected performance requirement for the upcoming changes to Part L which is expected to be implemented in 2025, and so Policy CC5 aligns with national policy for all spaces except for top-lit spaces. However, even for these spaces the low carbon performance standard will be required to be met. Clause 4.3 also states that warehouses and sports halls (both top lit-spaces) would have enhanced levels of airtightness which supports the installation of low-carbon heating systems.
c. Solar PV panel coverage equivalent to 40% of the building's footprint for side-lit spaces and 75% of the building's footprint for top-lit spaces.	Clause 4.3 of the FHBS 2023 Consultation states that for non-domestic buildings the recommended option is solar PV panel coverage equivalent of 40% of the building's foundation area for side-lit spaces and 75% for top-lit spaces.	This is the expected performance requirement for the upcoming changes to Part L which is expected to be implemented in 2025, and so Policy CC5 aligns with national policy.