



Have
YOUR
say

Developing a Local Plan for Lancaster District

Representations Statement (Regulation 22)
(1) (c) (v-vi) – ADDENDUM [Sept 23]

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1. Introduction

- 1.1 As part of the independent examination of the Climate Emergency Review of the Lancaster District Local Plan, Lancaster City Council held a consultation on Proposed Main Modifications. These changes are proposed to address matters the Inspector considers necessary to ensure that the submitted Local Plan may be found ‘sound’.
- 1.2 The Proposed Main Modifications consultation ran for 6 weeks from 15 June 2023 closing 5pm on 28 July 2023.
- 1.3 This statement provides a high-level summary of the main issues raised during the main modifications consultation. It provides an addendum to the documents submitted to the Secretary of State in March 2022 as follows:
1. [P_07_Regulation_18_Statement_of_Consultation_document](#) [January 2022]
 2. [SD_07_Representations_Statement_\(Regulation_22_\(c\)_of_the_Town_and_Planning_\(Local_Planning\)__\(England\)_Regulations_2012_\(as_amended\)_document](#) [March 2022]
- 1.4 This statement has been prepared in accordance with Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Its purpose is to show how we have met the legal requirements for consultation.

2. The Representation Period

- 2.1 The Proposed Main Modifications consultation ran for 6 weeks from 15 June 2023 closing 5pm on 28 July 2023. The documents can be found on the council consultation platform: <https://keepconnected.lancaster.gov.uk/mm>.

3. How Many Representations were Received?

- 3.1 A total of 518 representations were made. Below is breakdown on duly made representations for each policy:

MM Ref	DPD	Policy / Other	No of Reprs	Sound	Not sound	Not stated
MM1	SPLA	Policy CC1	5	1	2	2
MM2	SPLA	Policy SP4	1	0	0	1
MM3	SPLA	Policy SP8	2	0	1	1
MM4	SPLA	Policy SG7	1	1	0	0
MM5	SPLA	Policy SG9	2	1	0	1
MM6	SPLA	Policy SG11	1	1	0	0
MM7	SPLA	Policy T1	1	0	0	1
MM8	SPLA	Policy T2	2	0	0	2
MM9	SPLA	New Para 12	3	0	1	2
MM10	SPLA	Appendix A	1	0	0	1
MM11	SPLA	Appendix C	1	0	0	1
MM12	SPLA	Appendix F	2	0	0	2
MM13	DM	Policy DM29	4	0	0	4

MM Ref	DPD	Policy / Other	No of Reprs	Sound	Not sound	Not stated
MM14	DM	Policy DM30a	508	3	500	5
MM15	DM	Policy DM30b	2	0	0	2
MM16	DM	Policy DM30c	0	0	0	0
MM17	DM	New Para 35	1	0	0	1
MM18	DM	Policy DM33	5	0	0	5
MM19	DM	Policy DM34	5	0	0	5
MM20	DM	Policy DM34	1	0	0	1
MM21	DM	Policy DMCCH1	0	0	0	0
MM22	DM	Policy DMCCH2	0	0	0	0
MM23	DM	Policy DM43	1	0	0	1
MM24	DM	Policy DM45	2	0	0	2
MM25	DM	Policy DM53	3	0	2	1
MM26	DM	Policy DM57	1	0	0	1
MM27	DM	Policy DM58	1	0	0	1
MM28	DM	Policy DM60	2	0	0	2
MM29	DM	Policy DM61	2	0	0	2
MM30	DM	Policy DM62	4	0	1	3
MM31	DM	Appendix A	1	0	0	1
MM32	DM	Appendix C	0	0	0	0

4. Summary of the Main Issues Raised to the Strategic Policies and Land Allocation DPD

- 4.1 On the whole, the majority of responses made in relation the proposed main modifications to the SPLA DPD stated that the proposed main modifications had been noted by the respondent. More specifically, there were a small number of responses which related primarily to whether an overarching strategic Climate Change Policy (Policy CC1) should remain within the plan or whether this duplicates existing policy, and there were also queries requesting that further viability work and/or consideration of recent announcements associated with the Housing Infrastructure Fund (HIF) in South Lancaster be undertaken in relation to policy SP8 and new paragraph 12.
- 4.1 A summary of all duly made representations received is set out in the ‘*Summary of representations in Plan (modification) order*’ document.

5. Summary of the Main Issues Raised to the Development Management DPD

- 5.1 In terms of the responses received in relation to proposed main modifications to the DM DPD, well over 90% of these were in relation to proposed main modification 14 which concerns Policy DM30a. Of these specific responses, 99% stated that the modification should be deleted and the initial text of DM30a allowed to progress through to the adoption stage.

- 5.2 In relation other proposed main modifications, there were requests for amendments to Policy DM29 in relation to the orientation of buildings for solar gain, and a request that changes to Policy DM34 should go further and specify alternative acceptable storage solutions and direct discharge into sewers. There was also a request that the term ‘peak rainfall intensity’ be clarified in this policy. One respondent also stated that it should be made clear that any archaeological work should be considered on a case-by-case basis.
- 5.3 A response was received in relation to the proposed main modifications to Policy DM45 requesting flexibility in the policy wording where delivery, management and maintenance of sport facilities would be affected.
- 5.4 In response to the proposed main modification to Policy DM53, representations were received requesting that Figure 13.1a and 13.1b should be amended. Representations were also received in relation the proposed main modification to Policy DM62 stating that the wording does not go far enough and that clarification over the specification of charging points is required.
- 5.5 Respondents also made it known that the proposed main modifications to a number of DM DPD policies had been noted.
- 5.6 A summary of all duly made representations received is set out in the ‘Summary of representations in Plan (modification) order’ document.

6. Who we invited to make representations and how we engaged

- 6.1 Formal notification of the main modification consultation was given on 15 June 2023 and representations were invited for a 6-week period until 5pm on 28 July 2023. The Council’s [Statement of Community Involvement \(SCI\)](#) sets out the council’s approach to engaging in preparing development plan documents and in considering planning applications. The SCI identifies who we engage with. It is important that this is read in conjunction with the [Duty to Co-operate Statement of Compliance](#) which sets out the council’s approach to engaging with neighbouring authorities.
- 6.2 The section below outlines who we invited to make representations and how we engaged for the main modification consultation to ensure that the requirements of the council’s Statement of Community Involvement have been met.

Requirements of Regulation Town and Country Planning (Local Development) Regulations 2012	How the council satisfied the requirement
Which bodies and persons the local planning authority invited to make representations	<p>Planning Policy Consultation Database consultees were notified on the main modification consultation.</p> <p>The database consisted of residents, business, parish councils and organisations who had been consulted on previous policy matters, those that had requested for inclusion and statutory bodies (as listed in the Council’s</p>

Requirements of Regulation Town and Country Planning (Local Development) Regulations 2012	How the council satisfied the requirement
	<p>Statement of Community Involvement). All bodies were notified of the consultation and invited to respond.</p> <p>The council maintains active engagement with neighbouring authorities. All relevant bodies were notified of the main modifications consultation and invited to respond.</p>
<p>How those bodies and persons were invited to make representations and methods used.</p>	<p>This included a period of publicity across the Lancaster District, with a press notice placed in the Lancaster Guardian (a local newspaper) on 15 June 2023.</p> <p>A press release was issued 16 June 2023 and added to the council website news section.</p> <p>All main modification consultation material was stored on our Keep Connected Consultation Platform, embedded onto the council webpages:</p> <ul style="list-style-type: none"> • Local Plan Examination webpage • Planning Policy Consultee webpage • Councils News webpage <p>Emails were sent to over 2,000 consultees to all those who have signed up to the Planning Policy consultation mailing list in addition to all specific bodies</p> <ul style="list-style-type: none"> • Newsletter 15 June 23 • Newsletter 21 July 23 (reminder) <p>Copies of the main modification consultation documents were made available at the 'Principal Offices'</p> <p>The main modification consultation material explained:</p> <ul style="list-style-type: none"> ✓ How to get involved in making representations to the main modification consultation and what can and can't influence; ✓ How and when comments can be made on the main modifications,

Requirements of Regulation Town and Country Planning (Local Development) Regulations 2012	How the council satisfied the requirement
	<p>✓ How and when comments will be taken into account, i.e. forwarded to the inspector</p> <p>Details on how bodies and persons were invited to make representations and methods used are included in the following documents that were made available during the main modification consultation on our Keep Connected Consultation Platform:</p> <ul style="list-style-type: none"> • Statement of Representation Procedure • Guide to Making a Representation

Lancaster City Council

Summary of representations in Plan (modification) order

MM1 – Policy CC1				
5 representations – 1 sound / 2 not sound / 2 not stated				
MMID	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Sound	Relates to Para 3 and para 4 but no specific comment made
307	Ms Kim Wisdom (Senior Conservation Officer for north Lancashire)	The Wildlife Trust for Lancashire, Manchester and north Merseyside	Not stated	Respondent refers to policy CC1 in the context of highlighting a local policy commitment to responding to climate change
511	Joanne Harding	HBF	Unsound	HBF continues to consider that this policy is unsound as it is not consistent with national policy as it doesn't serve a clear purpose or avoid unnecessary duplication. The HBF continues to consider that the policy should be deleted. Respondent states however that if the policy is to be retained then the proposed additional flexibility that is incorporated by including 'should' and 'where appropriate' is an improvement to the original policy and would be in line with their previous recommendations.
512	Matthew Dawber	Stantec obo Storey Homes	Unsound	Respondent welcomes the changes proposed in increasing flexibility so the Policy can respond to more types of development, and also acknowledges that the requirements of it are not always appropriate. However, respondent also considers that the wording proposed does not address the fundamental issue that Policy CC1 is a mission statement with no clear use in the decision taking process. Respondent considers that MM1 should be amended to remove CC1 as a policy.

515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent acknowledges that the word “will” has been removed, as requested by by them at Reg 19, however they consider that its replacement with the word “should” means their previous comments still stand in that the policy as worded could impact on the viability of new housing development, thus, reducing the rate of housing delivery. Therefore, the respondent considers that the policy wording should revert to, “All development should take opportunities to integrate the principles of sustainable design and construction into the design of proposals” to ensure that Policy CC1 is effective. Respondent is supportive of the addition of the phrase “where appropriate” to paragraph 4 of Policy CC1, which it is understood has been added for the reason of effectiveness
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MM2 – Policy SP4				
1 representations – 0 sound / 0 not sound/ 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modification proposed to Policy SP4, which it is understood is simply a correction and has been made for the reason of effectiveness.

MM3 – Policy SP8				
2 representations – 0 sound /1 not sound/ 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Matthew Dawber	Stantec obo Storey Homes	Unsound	Respondent welcomes the change in wording from development being ‘expected to provide’ rather than ‘must provide’, however they consider that the Policy continues to be proposed without any understanding of the viability implications of it (particularly in relation to BNG). Respondent considers further viability work should be updated to reflect the implications of this Policy and the proposed amendments to it. The addition of flexibility to the wording of the Policy to account for viability difficulties also needs to be added.

515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modification proposed to Policy SP8 and is supportive of the removal of “must” and the addition of the phrase “where possible”, which it is understood has been added for the reason of effectiveness.
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MM4 – SG7				
1 representation – 1 sound / 0 not sound / 0 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Sound	No specific comment made

MM5 – SG9				
1 representation – 1 sound / 0 not sound / 0 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Sound	No specific comment made
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Makes general comment that they note the minor change proposed to criterion VI of Policy SG9 (Modification Number: MM5), which refers to “Policies DM30a, b and c”, as opposed to “Policy DM30”, and which the Inspector states is required for effectiveness.

MM6- SG11				
1 representation – 1 sound / 0 not sound / 0 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Sound	No specific comment made

MM7 – Policy T1				
1 representation – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modification proposed to the supporting text to Policy T1, which it is understood has been made for the reason of effectiveness.

MM8 – Policy T2				
2 representations – 0 sound / 0 not sound / 2 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Pauline Shearer	Sports England	Not stated	Respondent considers that this policy provides an ideal opportunity to incorporate the principles of Active Design.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Taylor Wimpey notes the main modification proposed to Figure 24.1, which it is understood has been made for the reason of effectiveness.

MM9- New Paragraph 12				
3 representations – 0 sound / 1 not sound / 3 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Pauline Shearer	Sports England	Not stated	Respondent considers that this policy provides an ideal opportunity to incorporate the principles of Active Design.
512	Matthew Dawber	Stantec obo Storey Homes	Unsound	Respondent states that now that HIF monies have been returned to Government, the current viability work has not included adequate costings for public transport interventions, which are likely to be substantial in order to reach such a high level of service. Respondent highlights that the 3 Dragons work excludes Bailrigg Garden Village but does include anticipated HIF monies for improvements to the city centre and gyratory and states that the impact of the loss of funding needs to be considered in detail as these improvements are now likely to require a higher level of direct contribution from individual developments.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent is supportive of the acknowledgement within new paragraph 12 that the frequency of services and the provision of facilities will be determined on a “case-by-case basis”. It is the respondent’s view however that a bespoke package of sustainable measures should be developed on a site-by-site basis, rather than setting out a ‘onesize-fits-all’ approach, and that the wording of the policy and supporting text should omit reference to the specific requirements of public transport provision. Respondent states that if the new wording is carried through to the final version of the plan, the third word of the second Main Modification paragraph (‘infers’) is used incorrectly and should presumably be ‘implies’.

MM10 – Appendix A: Glossary of Terms				
1 representation – 0 sound / 1 sound / 0 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modifications proposed to Appendix A: Glossary of Terms (adding in a definition of a pedestrian), which it is understood have been made for the reason of effectiveness.

MM11 - Appendix C: Neighbourhood Planning – List of ‘Strategic’ Policies				
0 representations – 0 sound / 1 not sound				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modification proposed to Appendix C: Neighbourhood Planning – List of ‘Strategic Policies’ (adding in Policy CC1 to the list of policies), which it is understood has been made for the reason of effectiveness.

MM12 - Appendix F: Monitoring Framework				
2 representations – 0 sound / 0 not sound / 2 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Pauline Shearer	Sports England	Not stated	Respondent considers that this policy provides an ideal opportunity to incorporate the principles of Active Design.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modifications proposed to Appendix F: Monitoring Framework (Pages 228 and 239), which it is understood have been made for the reason of effectiveness. Respondent is supportive of the deletion of the phrase “above ground” in relation to SuDs, as they consider this will allow greater flexibility when developing suitable drainage designs for sites.

MM13- Policy DM29				
4 representations – 0 sound / 0 not sound / 4 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
511	Joanne Harding	HBF	Not stated	The HBF continues to consider that it is not necessary for part VII to refer to the need to meet the requirements of Policies DM30a, b and c, it is assumed the Plan is to be read as a whole. The HBF considers that this part of the policy should be deleted.
512	Pauline Shearer	Sports England	Not stated	Respondent considers that this policy provides an ideal opportunity to incorporate the principles of Active Design.
512	Matthew Dawber	Stantec obo Storey Homes	Not stated	States that additional flexibility should be added to criterion II by adding ‘where appropriate at the start of the paragraph. Welcomes the change from ‘maximise’ to ‘optimise’. The addition of Criterion III is welcomed. Respondent considers it is not clear why the proposed addition in terms of

MM13- Policy DM29				
4 representations – 0 sound / 0 not sound / 4 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				'maximising winter solar gain and minimising summer solar gain' is necessary to make the Policy sound as the term solar gain is self-explanatory, and the suggested clarification is superfluous.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes that the word "maximise" has been deleted from criterion II of Policy DM29 and that this has been replaced with the word "optimise". Furthermore, the following phrase (italics and underlined) is proposed to be included in the supporting text to Policy DM29, which requires layout and design to be optimised for energy and heat production " <u>including maximising winter solar gain and minimising summer solar gain</u> ". Respondent states that they are not supportive of these proposed main modifications as they state that it will not be possible in all schemes will be orientate them to prevent overheating or maximise solar gain without adversely impacting on layout and site densities. They state that less efficient use of land through lower densities would impair site viability and that there may be technical constraints on each specific site which restrict orientation of dwellings and the ability to achieve energy efficiencies through solar gain etc. The respondent states that there must be a robust and flexible mechanism whereby these additional requirements and/or other requirements (such as affordable housing or other developer contributions) can be relaxed if viability is threatened. The respondent is supportive of the addition of the new criterion between criteria II and III of Policy DM29,

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
1	Ms Alison Cahn		Not sound	Modification not supported. MM14 wording should revert to that in DM30a as submitted with a requirement for net zero retained. Respondent states the Written Ministerial Statement of 2015 has been superseded by the Climate Change Act (Amendment 2019) and the 2021 uplift in the Building Regulations. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled that local authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy.

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
2	Ms Rachael Hamilton		Not sound	The wording as submitted should be retained and the modification deleted as this seeks to remove requirements for higher standards than building regulations.
3	Ms Frances Bowen		Not sound	Modification not supported. MM14 wording should revert to that in DM30a as submitted with a requirement for net zero retained. Respondent states the Written Ministerial Statement of 2015 has been superseded by the Climate Change Act (Amendment 2019) and the 2021 uplift in the Building Regulations. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled that local authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy.
4	John Rembowski	University of Edinburgh, University of Warwick	Not sound	Modification is not supported as it ignores recent warnings (March 2023) from the UN's IPCC that we need to act now to reduce carbon emissions if to meet commitments under the Paris Agreement, which the UK Government has ratified. Billions of people worldwide - particularly those in the 'developing' world who have contributed the least to climate change - are already facing the effects of an increasingly extreme and unpredictable changing climate. Respondent considers that actions such as MM14, which will directly contribute to the suffering of those most vulnerable to the impacts of climate breakdown both domestically and abroad, and cannot be justified on any legal or moral grounds. MM14 wording should revert to that in DM30a as submitted with a requirement for net zero retained.
5	Catharine Patha		Not sound	Modification is not supported, and wording should revert to that in DM30a as submitted with a requirement for net zero retained. Modification ignores recent warnings (March 2023) from the UN's IPCC that we need to act now to reduce carbon emissions if to meet commitments under the Paris Agreement, which the UK Government has ratified.
6	Mrs Helen Knott		Not sound	Modification is not supported. Respondent states MM14 wording should revert to that in Policy DM30a as submitted with a requirement for net zero retained. Respondent states the Written Ministerial Statement of 2015 has been superseded by the Climate Change Act (Amendment 2019) and the 2021 uplift in the Building Regulations. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled that local authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy.
7	Sarah Price	Enhabit	Not sound	Respondent considers the MM14 should be abandoned as the decision is entirely out of sync with our national policy in the UK, and the fact that we have a climate emergency. Asks the question

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				why some Council's are able to do this and not others. States the Written Ministerial Statement of 2015 has been superseded by the Climate Change Act (Amendment 2019) and the 2021 uplift in the Building Regulations. Other Inspectors (Cornwall, BaNES and Central Lincolnshire) have ruled that local authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. MM14 wording should revert to that in DM30a as submitted with a requirement for net zero retained.
8	Ms Sara Grimes	Bath & West Community Energy	Not sound	Modification not supported. Respondent states that the BaNES Inspector ruled that it was sound to exceed the 2015 WMS, which followed confirmation from DHLUC and also a representation and speaker at the hearing from Client Earth setting out the legal basis for the energy efficiency policy that exceeded the WMS. Respondent considers that the Planning Inspectorate leaves itself open to serious legal challenge if it proceeds with this MM which is not in line with national policy and unsound.
9	Kevin Frea		Not sound	The respondent does not support the Modification. States that MM14 wording should revert to that in DM30a as submitted with a requirement for net zero retained. Respondent states the Written Ministerial Statement of 2015 has been superseded by the Climate Change Act (Amendment 2019 and the 2021 uplift in the Building Regulations. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled that local authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy.
10	Mr Christopher Coates		Not Sound	Respondent states that as a former member of the Planning Committee on Lancaster City Council and a construction industry project manager with 35 years experience in the industry it is their view that modification MM14 should be abandoned and the original proposed Policy DM30a with a requirement for net zero homes should be retained. States the Written Ministerial Statement of 2015 has been superseded by the Climate Change Act (Amendment 2019) and the 2021 uplift in the Building Regulations. Other Inspectors (Cornwall, BaNES and Central Lincolnshire) have ruled that local authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy
11	Mary Searle-Chatterjee		Not Sound	The respondent states that building is a major source of carbon emissions and better insulated homes are more comfortable for those who live in them. The modification should be abandoned and the original DM30a with a net zero requirement should be reinstated. The original DM30a

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				was positively prepared, justified and consistent with national policy including the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Para 152 of the Framework requires the planning system supports a transition to a local carbon economy. Other inspectors have ruled local authorities can set higher energy standards. MM14 is not effective as it will mean new homes will have to be retrofitted in the future. The Scientific community and governments accept the need for urgent action to address climate change, it would be perverse to criticise the Council for attempting to do too much.
12	Elizabeth Mills		Not Sound	The respondent states that the modification should be dropped. The original DM30a is essential to protect people from the impacts of climate change and the cost of living issues. The original policy was positively prepared, justified and consistent with national policy including the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy standards. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement. MM14 is not positively prepared, justified or consistent with national policy as the WMS has been overtaken by other legislation. It is not effective as it reflects an inconsistent approach from the Planning Inspectorate and confusion for local authorities. New homes will have to be retrofitted in the future which is more expensive.
13	Ms Marion Rose		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
14	Miss Lucy Rees	South Gloucestershire Council	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
15	Ms Catriona Stamp		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
16	Dr Ellie Kuitunen		Not Sound	MM14 is not justified or consistent with national policy to reach net zero by 2038. It ignores the urgency demanded by the climate emergency. It reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency in new homes. It will mean new homes will have to be retrofitted in the future to achieve net zero, which is more expensive than building to high standards. MM14 should be dropped and should return to the original wording proposed.
17	Mr Benjamin Alexander Somers		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared,

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
18	Mr Paul Roberts	UWE Bristol	Not Sound	MM14 should be abandoned from a legal and moral standpoint. It is imperative the original proposed Policy DM30a which mandates net zero homes is retained. The original policy was thoroughly prepared, justified and effective and aligned with national policies, particularly the Climate Change Act (Amendment 2019) and the 2021 enhancements to the Building Regulations. These superseded the outdated WMS. Other Inspectors have ruled in favour of local authorities establishing significantly higher energy standards for residential buildings. The Inspector disregards the IPPC warnings which emphasis the urgency of immediate action to reduce carbon emissions if we are to fulfil or commitments under the Paris Agreement. MM14 lacks justification and fails to align with national policy, relating on an outdated WMS which has been superseded by more recent legislation. It does not demonstrate proactive preparation as it overlooks pressing demands of the climate emergency, as evidence by recent heatwaves. The modification also proves inconsistent on a national scale by introducing inconsistency into the Planning Inspectors approach towards energy efficiency policies. MM14 would necessitate costly retrofitting of new homes to achieve net zero, a more expensive endeavour than initially construction buildings to high energy efficiency standards. .
19	Cllr Sarah Warren	Bath & North East Somerset Council	Not Sound	MM14 should be abandoned and the original proposed DM30a with a requirement for net zero homes retained. The original policy was positively prepared, justified and effective and consistent with national policy - Climate Change Act (Amendment 2019) which commits the UK to net zero by 2050 and the 2021 uplift to the Building Regulations. Other Inspectors have ruled that local authorities establishing can set higher energy standards than Building Regulations. The Inspector ignores the IPPC warning that we need to act now to reduce carbon emissions if we are to have any chance of meeting commitments under the Paris Agreement. It also neglects the Committee on Climate Change’s Progress Report, which concludes the Government is not taking urgent enough action to comply with its own Climate Change Act. MM14 is not justified and not consistent with national policy as it relies on an outdated WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency.

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				New homes will have to be retrofitted to achieve net zero which is more expensive than building to high standards in the first place.
20	Ms Pam Hearne		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
21	Mrs Sarah Mason	Morecambe Bay Partnership	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
22	Mrs Diana Martin		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement

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				and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
23	Jack Hubert Mayhew		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
24	Samantha Gray	Climate Change & Environmental Projects Officer at Wyre Council	Not Sound	Wyre Council has watching to see whether the Local Plan can be adapted in a similar light to make a meaningful reduction on the borough's carbon footprint. This decision has halted serious work in this area for our council and for countless others. It seems one backward and disastrous decision could simply ruin this all, with far reaching consequences. MM14 should be abandoned and the original proposed DM30a with the requirement for net zero homes should be retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning

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				Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
25	Alastair Singleton		Not Sound	The original proposed net zero housing should be retained as it was positively prepared, justified, effective and consistent with national policy – Climate Change Act (Amendment 2019) which binds the Government to a 2050 net zero target and the 2021 uplift to Building Regulations which superseded the WMS. The Inspector for BaNES agreed the Council can set higher and more responsible energy standards that current buildings regulations. The Inspector ignores recent warnings from the IPPC and the Climate Change Committee that we need to act immediate if there is to be a chance of meeting our commitments to the Paris Agreement. MM14 is inconsistent with national policy, relying on an outdated WMS which has been overtaken by later legislation It is not positively prepared, is inconsistent and is ineffective on national and local planes.
26	Mr Joseph Earl	Morecambe Bay Partnership	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
27	Mr Vincent MacDonald		Not Sound	MM14 should be abandoned and the original DM30a retained. It was positively prepared as it provided clear objective assessment for developments. Considering the recent IPCC reports is clearly justified. It is effective as it provides a route map for developers to reduce their emissions. It has been demonstrated that embedding Passivhaus early in the design process has minimal impact on cost of development. The original policy was positively prepared, justified and effective and consistent with National Policy - the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set

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				much higher energy standards than building regulations and aim for net zero buildings. I note the policy is aimed at operational energy and would support measures that reduce emissions further through regulation of embodied energy and whole life carbon.
28	Ann Denise Lanes	Green Elephant Cooperative	Not Sound	MM14 should be abandoned and the original Dm30a accepted to make the Local Plan legally compliant and sound. The original policy took into account the seriousness for the climate emergency, is consistent with the Climate Change Act (amendment 2019) which commits the UK to achieving net zero by 2050 and with the tightening of the Building Regulations 2021. The Inspector seems to be relying on the WMS for justification but this has been superseded by the Climate Change Act and is not justified. There are several precedents where local authorities have set higher energy efficiency standards than Building Regulations with the agreement of Inspectors. MM14 is inconsistent with national policy and practice. There are examples of local authorities building high quality housing development achieving innovative changes in energy efficient design bringing down costs. Not to allow higher building standards is a false economy as buildings will need to be retrofitted, High energy efficient homes reduce fuel poverty and virtually eliminate mould and damp issues. Current Building Regulations are not high enough. MM14 is neither positively prepared nor effective as it ignores national and international policy commitments and would not allow Lancaster City Council to meet its carbon emission reduction targets not avoid expenditure on housing stock.
29	Ms A Redfearn		Not Sound	MM14 should be abandoned and the original policy Dm30a with a requirement for zero net homes reinstated, Other local authorities ruled that councils can set energy efficiency standards that exceed national recommendations. The Inspector has ignored the IPCC warnings about the urgency to limit climate change impact. MM14 uses outdated standards and is inadequate to meet current energy efficiency needs.
30	Ms Caroline Davis	Former secretary of Shepherds Bush Improvement Group	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPCC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared,

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				justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
31	Ms Kerrilee Barrett		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
32	Mrs Jennifer Lowe		Not Sound	Respondent states that the modification MM14 should be abandoned completely. The original policy was positively prepared, justified, effective and consistent with national policy.
33	Mr Graham Lowe		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
34	Lindsey Graydon		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the

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				2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
35	Chris Hart		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
37	Ms C Hopkins		Not Sound	The original proposed DM30a with a requirement for next zero homes, which was positively prepared, justified, effective and consistent with the Climate Change Act (Amendment 2019) needs to be retained in order for the UK to adhere to it's responsibility and commitment to National Policy.
38	Mrs Mary Breakell		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement

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39	Philip Withnall		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
40	Dr Claire Nance		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
41	Dr Emily Heath	Sustainable Lancaster in Climate Emergency (SLICE)	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled

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				local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
42	Frieda Wignall	Ashden Climate Solutions	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
43	Dr Tamara Satchell		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.

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44	Dr Joseph Hobbs	Joe Hobbs	Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
45	Dr Dorothy Ball	Very concerned citizen of UK	Not Sound	MM14 should be abandoned and the original DM30a retained. This would then be consistent with the Climate Change Act which supersedes the WMS. The IPPC makes it clear we must act now to reach the targets agreed at the COP in Paris. Other Councils - Cornwall, Bath, Central Lincolnshire are acting to build to higher carbon standards than central government dictate.
46	Mr Fraser Smalley		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
47	Gemma Wren		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was

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				positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
48	Mr. Daren Chandisingh		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
49	Mrs Sophie Keen	Morecambe Bay Partnership	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was

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50	Isabelle Baverstock		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
51	Miss Judith Colley	Self employed	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was

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52	Mark Tanner		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
53	Mrs Sarah Blackler	Friends of Greaves Park. Also a member of Lancashire Wildlife, RSPB, Peoples Trust for	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was

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		Endangered Species, Butterfly Conservation, Campaign to Protect Rural England, Lancashire Wildlife Trust, Survival International, Lancaster Green Spaces, Woodland Trust		positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
54	Dr Paul Tynan		Not Sound	<p>The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.</p> <p>The letter from the Inspector to Cornwall summarises the issue with the WMS in para 167: The WMS of 25 March 2015 has clearly been overtaken by events. Nothing in it reflects Part L of the Building Regulations, the Future Homes Standard, or the Government’s legally binding commitment to bring all greenhouse gas emissions to net zero by 2050. In assessing the Council’s</p>

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				approach to sustainable energy and construction, the WMS of 25 March 2015 is of limited relevance. The Framework makes clear in paragraph 152 that the planning system should support the transition to a low carbon future in a changing climate. Whilst paragraph 154 b) of the Framework requires that any local requirements for the sustainability of buildings should reflect the Government’s national technical standards, for the reasons set out, the WMS of 25 March 2015 has been superseded by subsequent events. While it remains extant, any inconsistency with its provisions does not mean that the approach the Council has taken lacks justification.
55	Mr Peter Cheason		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
56	Mrs C L Didsbury		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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				IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
57	Anna Goddard	Carnegie Publishing Limited	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
58	Daniel Stone	Centre for Sustainable Energy	Not Sound	The respondent objects to MM14 and supports DM30a as originally worded. M14 should be abandoned and the original DM30a retained and strengthened to require new buildings to be net zero from adoption. The response refers to the IPPC’s latest synthesis report (March 2023) in particular the impacts of climate change and the importance of choices and actions which will have impacts now and for thousands of years. It also draws attention to the 2015 Paris Climate Accord (to which the UK is a signatory and committed to substantially reduce global greenhouse gas emissions to limit the global temperature) and the Climate Change Act 2008 (which establishes the framework to

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				<p>deliver on those requirement and commits the UK government by law to reducing greenhouse gas emissions).</p> <p>The respondent draws attention to the Committee on Climate Change (CCC 2023 report which warns current policies and plans are insufficient to meet the 6th carbon budget. The response highlights parts of the report including:</p> <ul style="list-style-type: none"> • “the planning system must have an overarching requirement that all planning decisions must be taken giving full regard to the imperative of Net Zero” • “inconsistent inspectorate decisions on whether local authorities can set standards (e.g. on energy efficiency in buildings) that go beyond those set in national building regulations”. • “Policy progress in the buildings sector is not on track, with 77% of the required emissions reduction by the Sixth Carbon Budget period judged to be either at significant risk or with insufficient plans” • “To reach Net Zero, the Government urgently needs to coordinate a shift in how the UK’s 28 million homes and two million non-residential buildings use energy.” • “the lack of progress cutting emissions either globally or nationally, the lack of binding zero carbon policies from the UK government, and the overall slow progress at cutting emissions from buildings, the evidence suggests that local authorities must fill the gap through Local Plan policies.” <p>The response outlines why they consider the WMS to be outdated. The original intention of the WMS was to remove the ability of local planning authorities to set local energy efficiency standards beyond building regulations, to support the introduction of a national zero carbon homes regime, originally planned for 2016. National zero-carbon homes were abandoned and the amendments to the Energy Act were never enacted superseding the WMS. The WMS references the Code for Sustainable Homes, which was withdrawn in 2015 and no longer has any meaning. The WMS was then superseded by the recent update to Part L and plans to introduce the Future Homes Standard. The government has repeatedly confirmed that local authorities retain the legal right to require developments to meet higher standards than the current building regulations under the Planning and Energy Act 2008. The Framework does not prevent local authorities from using their existing powers under the Planning and Energy Act 2008 or other legislation where</p>

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				<p>applicable to set higher ambition. Local authorities are not restricted in their ability to require energy efficiency standards above Building Regulations. DLUHC have confirmed the same messages.</p> <p>The response draw attention to the decisions of other Inspectors which have concluded the WMS is out of date.</p> <p>The response attaches legal advice from Estelle Dehon KC at Cornerstone Barristers which establishes that LPA’s have statutory authority to set energy efficiency targets which exceed the baseline in national Building Regulations. Nothing in law or national policy prevents them from doing so or limits the amount by which they may exceed the baseline, provided that the relevant policies are reasonable, properly prepared, and do not conflict with any other national planning policies.</p> <p>The respondent considers it essential that local government is supported and encouraged in securing carbon reductions in addition to the efforts of national government and states the original policy is consistent with national policy.</p> <p>The response concludes that MM14 is not positively prepared, justified and not consistent with current national policy as it relies on an outdated WMS that has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive. The respondent is of the opinion that in view of the clear repeated government statements which support this view and the judgements of other planning inspectors, the position taken by the Inspector to effectively block policy DM30a appears unreasonable and irrational.</p>
59	Mrs Beatrice Zoe Freund		Not Sound	<p>The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the</p>

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				IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
60	Sandra Elsworth		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
61	Miss Isabelle Guyler		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 is not consistent with current national policy. DM30a as submitted was consistent and must be adopted. The WMS is outdated, no longer significant and effectively irrelevant as confirmed by DLUHC and Inspectors at multiple other authorities which have been able to adopt similar policies. It is negligent to allow homes to be built that are no fit for purpose, cause health issues, incur greater costs and contribute to climate change.

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62	Mr David Morton		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
63	Miss Lia Elliott		Not Sound	No commentary provided.
64	Henry Goodwin	Sustainable Carlisle	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy

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				efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
65	Alan Simpson	Former Sustainability Advisor to the Shadow Chancellor (2017-2020)	Not Sound	Britain will struggle to meet its (legally binding) climate commitments within current government programmes. It requires localities to take a lead, in the way Lancaster is attempting to do. The NPPF lays out that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
66	Michael Johnson		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been

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				overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
67	Thea Hutchings	Self Employed	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
68	Mr Graham Thomas	Essex Planning Officers Association	Not Sound	The response draws attention to the Essex Climate Action Commission (ECAC) ‘Net- Zero: Making Essex Carbon Neutral’ report (July 2021) which sets recommendations and targets to give focus to addressing Climate Change within Essex. The response highlights Essex Design Guide and the evidence produced by Essex Councils to support the development of ‘net zero’ planning policy in Essex local plans. Attention is drawn to legal advice provided by Estelle Dehon KC of Cornerstone Barristers. The advice sets out the legal justification for LPAs to be able to set energy performance standards beyond the national baseline (Part L Building Regulations) in their local plans, and beyond the 19% improvement over Building Regulations standards referred to in the 2015 WMS. Paragraph 2.3 of the advice concludes that as ‘the Department of Levelling Up, Housing and Communities (DLUHC) has confirmed that the WMS is otiose in light of the 2021 updates to the Building Regulations and that there are no plans to bring the 2015 amendment to the Planning

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				<p>and Energy Act 2008 into force, or otherwise to amend the Act’ then ‘...the 2015 WMS should not be accorded any weight’. Paras 19 and 20 highlight that the NPPF provides that plans should ‘take a proactive approach to mitigating and adapting to climate change’, and that footnote 53 makes clear this must be ‘in line with the objectives and provisions of the Climate Change Act 2008’.</p> <p>DLUHC indicated there is no intention to amend these provisions of the NPPF and the direction of travel is that planning ‘can make an important contribution to ... the vitally important task of mitigating and adapting to climate change’. Para 40 summarises the legal position on setting energy efficiency targets beyond national minimum standards and confirms that ‘the statutory power exists in primary legislation and LPAs can exercise that power with confidence’. Paragraph 48 of the legal advice goes on to highlight the findings of Cornwall’s Inspector and states that the conclusion from that Inspector was: ‘The WMS of 25 March 2015 has clearly been overtaken by events. Nothing in it reflects Part L of the Building Regulations, the Future Homes Standard, or the Government’s legally binding commitment to bring all greenhouse gas emissions to net zero by 2050. The legal advice concludes in para 49: ‘Accordingly, despite the 2015 WMS remaining extant and despite the failure to update the Planning Practice Guidance, it is clear the Government does not consider that they constrain LPAs and the PEA 2008 empowers LPAs to set energy efficient standards at the local level which go beyond national Building Regulations standards if they wish. This is the correct approach in law. In my view, the right approach is that adopted in the Report on the examination of the Cornwall Council Climate Emergency development plan document: the 2015 WMS should not be accorded any weight.’.</p> <p>As the Inspector uses the WMS as the basis for MM14. it should be abandoned as it is not positively prepared as it ignores the urgency demanded by the climate emergency (as highlighted in the latest warnings contained in the IPCC report of March 2023). It is not effective locally, as it will mean that new homes in Lancaster will have to be retrofitted in the future to achieve net zero.</p> <p>The original wording of Policy DM30a should be retained. It was positively prepared, justified, effective, and consistent with National Policy, that is the Climate Change Act 2008 (as amended 2019) which commits the UK to achieve net zero by 2050 and the 2021 uplift in the Building Regulations. This would be consistent with the approach taken by other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) who have ruled that local authorities can</p>

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				set much higher energy standards than building regulations. A consistent approach from the Planning Inspectorate is needed to enable LPAs.
69	Neil Punnett		Not Sound	he NPPF states the planning system "should shape places in ways that contribute to radical reductions in greenhouse gas emissions." and that the planning system should also "take a proactive approach to mitigating and adapting to climate change." The modification MM14 will not do this and should be abandoned and the original DM30a requirement for net zero homes should be retained. The Written Ministerial Statement WMS15 is outdated and superseded by the Climate Change Act (Amendment 2019), the NPPF and the 2021 uplift in the Building Regulations. Precedents have been set by Inspectors in other areas (Cornwall, Central Lincolnshire, Bath & North East Somerset) who have ruled that local authorities can set much higher energy standards than building regs and aim for net zero residential buildings.
70	Dr Tim Fenn		Not Sound	The NPPF lays out the planning system should "shape places in ways that contribute to radical reductions in greenhouse gas reductions" and "take a proactive approach to mitigating and adapting to climate change". MM14 will not lead to "radical reductions in greenhouse gas emissions" and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPCC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
71	Mr Ian Dagleish	Independent	Not Sound	The NPPF lays out the planning system should "shape places in ways that contribute to radical reductions in greenhouse gas reductions" and "take a proactive approach to mitigating and adapting to climate change". MM14 will not lead to "radical reductions in greenhouse gas emissions" and should be abandoned and the original DM30a retained. The original policy was

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				positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
72	Dr G Davies		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
73	Mrs Catherine Castle		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was

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74	Hugh Castle	Lancaster Royal Grammar School	Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
75	Mr Dominic Wigmore-Shepherd		Not Sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was

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76	Cllr Katie Graham	East Suffolk Council	Not Sound	The respondent feels that this modification is not in line with paragraphs 152 and 153 of the NPPF and that the original proposed wording of policy DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective on either a national or local level.
77	Dr John-Paul Stonard		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.

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78	Ms Rhiannon-Jane Raftery	Creating Climate Conscious Communities	Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
79	Mrs. Judy Ainger		Not Sound	The respondent believes that modification MM14 should be abandoned completely, and that policy DM30a should be taken back to its original wording. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
80	Jack Broom	retired technology teacher	Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). They conclude that MM14 is not justified or consistent with national policy, and that high efficiency homes are desperately needed to meet or net zero targets.
81	Dennis Mau		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act

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508 representations – 3 sound / 500 not sound/ 5 not stated				
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				(2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
82	Mr Charles Ainger		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
83	Dr Chris Newman		Not Sound	The respondent makes a strong statement regarding the health risks of climate change and the urgency of staying below the 1.5 ° C climate target. They also feel that modification MM14 should be dropped entirely, and that the wording of policy DM30a should be reverted to its original phrasing. They go further to say that the stepped approach of the original policy DM30a is a 'kinder' method of transitioning to net zero as it gives time for developers to adapt, and that further, even more radical changes will likely be required in the future. They highlight the inconsistent approach of the planning inspectorate, in that other authorities have recently managed to set higher efficiency targets than local governments. And that national government policy seems to be lagging behind its legal commitment to net zero.
84	Chelsey Needham	InnerSense	Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
85	Lucy Cheetham	South Lakes Housing	Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
86	Simon Hollings		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
87	Saskia Andrews		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.

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88	Cllr Richard Wright	Central Lincolnshire Joint Strategic Planning Committee	Not Sound	<p>The respondent goes into great detail on the matters of national policy, regulations and legalities regarding climate change and the 2015 WMS. For specific detail please see the full representation.</p> <p>Within their representation, the respondent notes 6 key points, each of which they justify in a high level of detail.</p> <ol style="list-style-type: none"> 1) Targeting ‘radical reductions’ in carbon emissions is both lawful and specifically supported by the Framework. 2) Plans need to take a ‘proactive approach’ to bring themselves ‘in line’ with the requirements of the Climate change act. 3) Carbon reduction requirements in local plans have twin statutory anchors in both planning law and secondary legislation. 4) Local authorities have special powers to make requirements in relation to renewable and low carbon energy and building performance set out in the Planning and Energy Act 2008. 5) There is no national policy which restricts on site renewable energy generation and no restrictions on the energy efficiency standards above building regulations for commercial buildings. 6) The 2015 WMS is out of date and relying on it in practice guidance to stop local authorities setting ambitious standards would be illogical and unreasonable, and the principle of LPAs including energy efficiency policies that go beyond building regulations has been tested in a number of cases already with in the UK. <p>The respondent recommends the complete removal of modification MM14 and requests that policy DM30a be reverted to its original phrasing.</p>
89	Mrs Ann Brookes		Not Sound	<p>The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and</p>

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				Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
90	Ms Leyla Kent		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
91	Mr Nick Armitage		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
92	Mr Nigel Cochran		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
93	Mr Michael Nightingale		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
94	Ms Clare Price		Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
95	James Wilson	James Wilson Associates	Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They further state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
96	Ivan Kilborn		Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod

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				MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
97	Ms Judith Cook		Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
98	Miss Bridget Cook		Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
99	Ms Linda McCann		Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency

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				standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
100	Mr James Singleton		Not Sound	The respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
101	Mrs Barbara Middlemast-Neal		Not Sound	The respondent stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
102	Barbara Walker		Not Sound	Respondent states that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.

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103	Miss Lynn Schofield		Not Sound	Respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
104	Mr Ian Rickard		Not Sound	Respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
105	Morena Ashton		Not Sound	Respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
106	Mrs Fauzia Hart		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which

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				mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
107	Kate Ashington		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
108	Mr Michael Benis		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also feels that the modification MM14 is not justified, positively prepared or effective.
109	Mrs Heather MacGregor		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency

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				standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also believes that the modification MM14 is not justified, positively prepared or effective.
110	michael lockett		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also believes that the modification MM14 is not justified, positively prepared or effective.
111	Mx Amanda Bray		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also believes that the modification MM14 is not justified, positively prepared or effective.
112	Mrs Joanna Haughton	Social entrepreneur	Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also believes that the modification MM14 is not justified, positively prepared or effective.

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113	Ruth Lambert	EarthQuakers	Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
114	Miss Amanda Kasafir		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
115	Mrs Jean Blanquet		Not Sound	The respondent is of the opinion that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
116	Beth Middleton	Westmorland and Furness Council	Not Sound	The respondent believes that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod

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				MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
117	Elizabeth Scott-Clarke	South Lakeland District Council	Not Sound	The respondent believes that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
118	Ms Renate Aspden		Not Sound	The respondent believes that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
119	Mrs Helen Middleton		Not Sound	The respondent believes that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency

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				standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
120	Mr Chris Greatorex		Not Sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
121	Yvonne Dixon		Not Sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
122	Miss Helen Lindsay		Not Sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
123	Annette Powell MRTPI		Not Sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
124	Mr Peter Wood		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
125	Mrs Louise Taylor		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
126	Mr Mark Cordery		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod

MM14 – Policy DM30a				
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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
127	Ms Elaine Wilkinson		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
128	Mrs P J Green		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also stated that the modification MM14 is not justified, positively prepared or effective.
129	Mr Michael Whitaker		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also states that the modification MM14 is not justified, positively prepared or effective.
130	Mrs Trish Barlow		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also states that the modification MM14 is not justified, positively prepared or effective.
131	Jackie Surtees		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also states that the modification MM14 is not justified, positively prepared or effective.
132	Martin McMahon		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent also states that the modification MM14 is not justified, positively prepared or effective.

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
133	Mr. R C P Wells		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
134	Jill feenan		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
135	Mrs Jayne Strange		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
136	Dr Thomas G Heyes		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod

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508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
137	Miss Cath Higgins		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
138	Julian Brooks	Good Homes Alliance	Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, stating that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
139	Mr. David Leack		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently been able to set fabric efficiency

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				standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
140	Shirley Broughton Ms.		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
141	Mr Frank Alsop		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
142	Cilla Millner		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently been able to set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
143	Mark Fermor	Shropshire Cycle Hub	Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
144	Mrs Helen Anderson		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
145	Mr CAH Jubb		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that the modification MM14 is not justified, positively prepared or effective.
146	Mrs Anne Griffiths		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
147	Jamie Russell		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
148	Brendon Morgan		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
149	Miss Sara Helme		Not Sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards

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				above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
150	Ms Christine Bardsley		Not Sound	MM14 should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the March 2015 WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
151	Ms Sarah Punshon		Not Sound	The original DM30a should be retained and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and NE Somerset and Central Lincolnshire on local authorities setting higher energy efficiency standards ahead of national policy. The Inspector ignores the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
152	Maria Gray		Not Sound	The original DM30a should be retained and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and NE Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency

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				demanding by the climate change emergency and fails to recognise the commitment to emissions reductions in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
153	Mr Paul Frost		Not Sound	The original DM30a should be retained and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and NE Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
154	Roger Stocker		Not Sound	DM30a should be retained in its original form and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central

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				Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
155	Ms Mary Poths		Not Sound	DM30a should be retained in its original form and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
156	Rosemary MacKinnon		Not Sound	DM30a should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153).

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508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
157	Mrs Jan O’Neill		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
158	Ms Janet Slingsby		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
159	Mary Holden		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
160	Mr Richard Speight		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act (Amendment 2019) and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
161	Ian Berry		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency

MM14 – Policy DM30a				
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				demanding by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
162	Ian Berry		Not Sound	<p>Same respondent and duplicate response to ID Reference 161.</p> <p>DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.</p>
163	Mr James Garrington		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical

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				reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
164	mr chris houston	Easterfold	Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF lays out that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.

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508 representations – 3 sound / 500 not sound/ 5 not stated				
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165	Anthony Grayling	New College of the Humanities	Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
166	Katie Higginson		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or

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				consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
167	Mr Russell Jones		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate.
168	Thomas Hawkins		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central

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				Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified, or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
169	A Markwick		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified, or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
170	Mr David Kemp		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical

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				reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
171	Kate Bissell		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.

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172	Sandy Sharples		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
173	Oliver Gill	Stone Masonry Repairs	Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or

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				consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
174	Frank Friedmann		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
175	Cllr Stephen Molyneux	East Suffolk Council	Not Sound	The modification should be withdrawn and the original policy kept. Using the legally deemed ‘otiose’ (see legal document prepared for Essex County Council) 2015 Written Ministerial Statement cited by the inspectorate as the reason for modifying DM30a is out of step with other inspectors’ decisions regarding setting energy efficiency in other local authorities (Bath and NE Somerset, Cornwall, Central Lincs, Eastleigh Borough Council and Glasgow City Council). The other authorities’ policies exceed Part L and exceed the abandoned Code Level 4. Lancaster City Council’s original policy is in step with the NPPF Paragraph 152 and Paragraph 153. Lancaster’s three stage approach is an exemplary target for other local authorities. MM14 is woefully misinformed given the urgency for the UK to meet net zero targets. Retaining the modification

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				sets a dangerous precedent of inconsistency and is an obstacle for other local authorities. DM30a should be kept and the modification withdrawn.
176	Anne Harris		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 should be abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
177	Carl Richardson		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency

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				demanding by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
178	Maria Angeles		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
179	Geof Atwel		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead

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				to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
180	Martin Cahn	councillor with South Cambridgeshire District Council replying in a personal capacity.	Not Sound	<p>The respondent is replying in a personal capacity but outlines their background as councillor on South Cambridgeshire District Council and Chair of their Planning Committee, a qualified planner and a retired member of the RTPI. The respondent outlines that their authority is also preparing a local plan review and notes the impact that this modification could impact their review. Any development not achieving net zero is adding additional hurdles to meeting agreed 2050 net zero target. It will also add to the increasing backlog of existing development which needs to be improved. The respondent highlights that the issue is pertinent in their district. MM14 creates precedent which ignores challenge and creates problems in other areas.</p> <p>DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency</p>

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				<p>demanding by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.</p> <p>Any amendment which restricts plans to the minimum set by the building regulations will have limitations on other councils. The respondent references South Cambridgeshire and that the council would be left to request through goodwill an approach which has major limitations and would create an uneven playing field for developers proposing new development. The clear trajectory is to include net zero as a goal in new residential development, with deadlines, and is an essential feature of all new local plans which is consistent with international and national commitments of net zero by 2050.</p>
182	Harper Robertson		Not Sound	<p>DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be</p>

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				retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
183	Ms Eleanor Davidson		Not Sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
184	Mrs Jennifer Agricola		Not Sound	The NPPF lays out that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The Planning Inspectorate’s decision to replace a net zero requirement with MM14 is perverse. MM14 has not been ‘positively prepared’, ‘cannot be justified’ and does not meet NPPF paragraphs 152 and 153. It will not be ‘effective’ as it will not lead to ‘radical reductions in greenhouse gas emissions’ due to relying on the outdated 2015 WMS. The modification is not ‘consistent’ with national policy as the WMS2015 has been superseded by a) the Climate Change Act (Amendment 2019) commitment of Net Zero 2050; b) the 2021 NPPF which commitment to net zero 2050 target; and c) the Updated Building Regulations aimed at reducing emissions. DM30a complies with the reaching net zero but MM14 does not and should be completely abandoned.

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				<p>Unlike WMS15 and the Planning Inspectorate’s MM14, DM30a was ‘positively prepared’, ‘justified’, ‘effective’, and is ‘consistent with National Policy’. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy and taking account of the urgency of the climate emergency and are effectively and positively preparing for the future consistent with government regulation.</p> <p>The Inspectorates ‘dinosaur decision’ does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. The inconsistent approach is not effective nationally, creates confusion for local planning authorities, retrofitting is more expensive and difficult to accomplish than building to a higher standard first. Lancaster City Council Should be commended for commitment to net zero by 2050. The retrograde changes required by the Planning Inspectorate (MM14) should be dropped and the wording returned to that originally proposed by Lancaster City Council.</p>
185	MR Rafael Martínez		Not sound	<p>DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is</p>

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				inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
186	Cllr Dave Brookes	Lancaster City Council Councillor	Not sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
187	Oliver Quantrill		Not sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of

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				national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
188	Dr Elizabeth Seakins		Not sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
189	Ms Alice Brown		Not sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to

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				mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
190	Richard Wilson	Tatham Parish Council	Not sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
191	Mr Matthew Duckett		Not sound	DM30a, and the requirement for net zero homes, should be retained in its original form as proposed by Lancaster City Council and MM14 abandoned. The original policy was positively

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				prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.
192	Mr Charles Ainger	Lune Valley Community Land Trust	Not sound	<p>The modification MM14 should be abandoned completely. The original proposed Policy DM30a with a requirement for net zero homes should be retained.</p> <p>The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement.</p> <p>The UK government carbon-reduction targets for industry is 78% by 2035 and net zero target by 2050. The UN reports, the gap between climate performance in the building sector and 2050 decarbonisation targets is widening (UN, 2022). The sector must improve building energy performance and decrease building materials’ carbon footprint. Local authorities should not find</p>

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				<p>this daunting but see it as an opportunity to deliver sustainable homes via innovation, green jobs and healthier, cheaper-to-run homes.</p> <p>Lancaster City Council’s DM30a sets that challenge of higher building standards, to meet national carbon reduction targets. To do otherwise is a completely false economy: houses built to current Building Regulations will need retrofitting in 10 years’s time. Highly energy efficient homes reduce carbon emissions, reduce fuel poverty and eliminate mould and damp issues. Homes built as recently as 10 or 20 years ago have damp and mould issues - currently a national problem requiring changes to the Law (which will become Awaab’s Law this summer). There is no clash between building sufficient homes to alleviate the housing crisis, and at the same time mitigating the climate emergency. High quality homes are required that comply with current national climate change legislation and contribute to ongoing development of innovative building techniques to help reach its net zero targets. Local authorities have achieved this without additional expenditure (Exeter CC, over 10 years) by driving innovation in design and construction techniques and Lancaster City Council should be allowed to set the same challenge to the sector.</p> <p>Summary MM14 is not justified and not consistent with current national policy as it relies on an outdated WMS that has been overtaken by other legislation. It is not positively prepared as it ignores the urgency demanded by the climate emergency (note the world has just experienced the hottest day ever recorded). It is not effective nationally, as it reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency in new homes and creates confusion for local planning authorities. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start.</p> <p>MM14 should therefore be dropped entirely, and the wording should return to that originally proposed by Lancaster City Council</p>
193	Ms SOPHIA CENEDA	CARBOGNO CENEDA ARCHITECTS	Not sound	The respondent is dismayed at MM14. The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153).

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				<p>The modification MM14 goes against policy objectives. The original requirement for net zero homes should be retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act with net zero for 2050, the NPPF and advancements in the Building Regulations 2021. These which supersede the March 2015 WMS which the Inspector cites as the basis for the modification MM14. MM145 is an inconsistent approach from the Planning Inspectorate and is not effective as new homes will have to be retrofitted in the future at great cost to local people which will deprive them of funds and who deserved building completed with high comfort and energy standards from the onset.</p> <p>MM14 will not lead to “radical reductions in greenhouse gas emissions”, is a shocking proposal in the current context and for all living through the existential threat posed by the current climate crisis (how much temperatures should rise to for this to be obvious? 55 degrees C.? 60?). And it will contribute to biodiversity collapse. MM4 should be abandoned completely and the originally proposed wording by Lancaster City Council should return.</p>
195	Councillor Judy Filmore	Councillor from Westmorland and Furness Council	Not sound	<p>The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” DM30a, and the requirement for net zero homes, should be retained in its original form. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath and North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will</p>

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				have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start. MM14 should be abandoned and the original text as proposed by Lancaster City Council returned.
196	Sue Tyldesley	City Councillor and resident	Not sound	<p>The NPPF outlines the planning system should ‘ shape places in ways that contribute to radical reductions in greenhouse gas emissions’ para 152 and take a proactive approach to mitigating and adapting to climate change’ para 153. Lancaster City Council’s proposed Policy DM 30a seeks this and meets the above tests. It is a sound response to the NPPF guidance and similar to policies in adopted Local Plans elsewhere. It complies with the Climate Change Act (Amendment 2019) for Net Zero 2050. Objection to this policy by the Inspector seems to be based on an outdated written ministerial statement from 2015 which has been totally superseded - by the above Act , by building regulations, by decisions on other Local Plans and most importantly by disastrous warming of the planet. Houses built now should be designed to appropriate standards to meet the climate crisis and not require retrofitting almost as soon as they are built!</p> <p>It is not sound to rely on 2015 advice in 2023 considering current evidence of global warming and changes in legislation. The respondent feels strongly that all responsible authorities must do all they can to respond effectively to the climate crisis and take a rounded comprehensive view of the planning guidance - not rely on one out of date piece of advice. Other Inspectors in Cornwall, Bath and North East Somerset and Central Lincolnshire have allowed Local Authorities to take a responsible approach and apply higher standards. The respondent questions why the opinion in Lancaster is inconsistent - and clearly therefore the respondent considers unsound. It is not justified by the facts and legislation on climate, not consistent with other decisions, not positively prepared(being based on an outdated partial position not a comprehensive context) and will not be effective in dealing with the climate crisis.</p> <p>Lancaster City’s original Policy DM30a meets the tests of soundness and should be reinstated. The respondent asks that they are listened to and outlines that it is so shortsighted to build new</p>

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				houses which will need retrofitting (at higher cost) in the future. The respondent strongly opposes MM14
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Sound	No specific comment made in relation to para 9.
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Not sound	<p>Respondent states that Paragraph 12 does include text that recognises that the adherence to these policy objectives should be encouraged but considers that a rigid compliance requirement is unnecessary and unjustified.</p> <p>States that it might be argued to conflict with the main modifications in terms of major non-residential development insofar that it does not refer to whether it is applicable to existing buildings where there is no change to the energy status. Respondent objects to this change as currently phrased as it would regrettably oblige schemes for changes of use or other minor works to existing buildings to provide supporting documentation that has otherwise been agreed to be unnecessary. Respondent recommends the following revisions and confirm that upon this being agreed that they would withdraw our objection accordingly: <i>“The submission of an Energy and Carbon Statement will be required to demonstrate how a development seeks to address the aims of this policy for all new residential development and qualifying major non-residential development (including residential institutions- Class C2 and C2A and the non-residential part of mixed use developments).”</i></p>
197	Aylward Town Planning Ltd	on behalf of Derwent Development Management Ltd	Sound	No specific comment made in relation to para 8a
198	Patrice Van Cleemput		Not sound	The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” DM30a, and the requirement for net zero homes, should be retained in its original form. The original policy was positively prepared,

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				justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath & North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation and is inconsistent with other decisions by the Planning Inspectorate. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start. MM14 should be abandoned and the original text as proposed by Lancaster City Council returned.
199	Dr Kathy Pitt		Not sound	The respondent objects to MM14 as NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned. DM30a, and the requirement for net zero homes, should be retained in its original form. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath & North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not positively prepared, justified or consistent as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency (the world just experience the hottest day ever recorded and much of Southern Europe is experiencing exceptional heat and forest fires). It is not effective as it is inconsistent with other decisions by the Planning Inspectorate and creates confusion with other Local Authorities. It is not locally effective as new homes will have to be retrofitted in the future, to

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				achieve net zero, which is more expensive than building to higher standards from the start. MM14 should be abandoned and the original text as proposed by Lancaster City Council returned.
200	Ms Clíodhna Mulhern		Not sound	The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” DM30a, and the requirement for net zero homes, should be retained in its original form. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath & North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not justified or consistent as it relies on the WMS which has been overtaken by other legislation. Is not positively prepared as ignores the urgency of the climate emergency. It is not effective as it is inconsistent with other decisions by the Planning Inspectorate and creates confusion for local planning authorities. The modification is not effective locally as new homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start. MM14 should be abandoned and the original text as proposed by Lancaster City Council returned.
201	Jonathan Rowe		Not sound	The NPPF outlines that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” DM30a, and the requirement for net zero homes, should be retained in its original form. The respondent has lived across the UK, cares deeply about rapid progress to net zero and is concerned that the positive approach to carbon reduction for Lancaster housing is being heavily

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				<p>watered down. This could have damaging local effects and knock on national effects. The respondent has a 3 year old child and feels that everything across all sectors needs to be done to move to allow carbon future. The respondent worries that taking a backwards step in Lancaster could set national precedent and slow positive progress to net zero.</p> <p>The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath & North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement. MM14 is not justified or consistent as it relies on the WMS which has been overtaken by other legislation. Is not positively prepared as ignores the urgency of the climate emergency. It is not effective as it is inconsistent with other decisions by the Planning Inspectorate and creates confusion for local planning authorities. The modification is not effective locally as new homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start. MM14 should be abandoned and the original text as proposed by Lancaster City Council returned.</p>
202	Ms Rachel Stevens-Hall		Not sound	<p>The NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The Planning Inspector’s modification MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be completely abandoned. DM30a, and the requirement for net zero homes, should be retained in its original form. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The Planning Inspectorate is acting inconsistently in light of decisions in Cornwall, Bath & North East Somerset and Central Lincolnshire in terms of local authorities setting higher energy efficiency standards ahead of national policy. The Inspector does not consider the data presented by IPPC on the urgency demanded by the climate change</p>

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				<p>emergency and fails to recognise the commitment to emissions reductions ratified in the Paris Agreement.</p> <p>MM14 is not justified or consistent as it relies on the WMS which has been overtaken by other legislation. Is not positively prepared as ignores the urgency of the climate emergency. It is not effective as it is inconsistent with other decisions by the Planning Inspectorate and creates confusion for local planning authorities.</p> <p>With the modifications to the zero carbon policy, the Planning Inspectorate risks setting precedent and impeding the chance to reach net zero by 2050. More money will have to be spent on retrofitting homes in the future. The respondent states for the sake of our children decisive steps should be taken to decarbonise homes and the Planning Inspectorate should support councils in doing this without delay. MM14 should be dropped and the original wording as proposed by Lancaster City Council returned.</p>
203	Jessica Neil		Not sound	<p>The respondent has stated that they were happy with DM30a as originally proposed, as it was helping to ensure a safe future for their children, and that modification MM14 sets a dangerous precedent that could restrict other councils in pursuing net zero and ultimately water down the government’s national commitment to net zero 2050. They further state the proposed modification MM14 is not in line with paragraphs 152 and 153 of the NPPF and that therefore DM30a should be retained in its original phrasing and MM14 be removed completely. They state that MM14 removes the part of DM30a which are effective, and that this will lead to more money spent on retrofitting in the future. They further state that the WMS 2015 has been superseded by the building regulations, the NPPF and the Climate Change Act. They also claim that the inspectorate is taking an inconsistent approach as three other local authorities have recently adopted higher standards than building regulations (Cornwall, Bath and North East Sommerset, and Central Lincolnshire), and that by doing so, they are ignoring the findings of the IPCC and the targets of the Paris Agreement. They conclude that the modification MM14 is not justified, not consistent with national policy, not positively prepared and not effective.</p>
204	Beth Watson		Not sound	<p>The respondent begins by highlighting the various climatic events happening across the globe at the time of writing, including wildfires and record heatwaves. They state that the science is clear that we should be planning for the future, just as Cornwall, bath and NE Somerset and Central</p>

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				Lincolnshire are already doing with housing. They state that the need to control carbon emissions and use renewable energy is now urgent. They go on to state that the WMS 2015 has been superseded, and that it would make no sense for an inspector to amend the policy based on this alone, stating that Local Authorities should be allowed to do their jobs. They further state the proposed modification MM14 is not in line with paragraphs 152 and 153 of the NPPF and that therefore DM30a should be retained in its original phrasing and MM14 be removed completely. They then go on to say that the WMS 2015 has been superseded by the building regulations, the NPPF and the Climate Change Act. They also claim that the inspectorate is taking an inconsistent approach as three other local authorities have recently adopted higher standards than building regulations (Cornwall, Bath and North East Sommerset, and Central Lincolnshire), and that by doing so, they are ignoring the findings of the IPCC and the targets of the Paris Agreement. They conclude that the modification MM14 is not justified, not consistent with national policy, not positively prepared and not effective.
205	Mrs Sarah Dobson		Not sound	The respondent begins by stating that the proposed modification MM14 is not in line with paragraphs 152 and 153 of the NPPF and that therefore that DM30a should be retained in its original phrasing and MM14 be removed completely. The respondent has noted that they do not live in Lancaster, but have responded to this consultation because they have a 7 year old daughter, and want the UK government to uphold its commitment to limit global warming to 1.5C in order that all children have a chance to have a liveable / healthy future. They state that important policies such as DM30a should not be watered down for short sighted, short-term gains. They then go on to state that the precedent of MM14 could go on to justify the evasion of other climate laws in this country. They stress that the CCC have stated we are not on track to reach our 2050 targets, and that the climate is already changing. They state that the level of urgency is not enough, and that they feel heartbroken that their children’s future is being disregarded by governments and corporate interests. They then go on to say that the WMS 2015 has been superseded by the building regulations, the NPPF and the Climate Change Act. They also claim that the inspectorate is taking an inconsistent approach as three other local authorities have recently adopted higher standards than building regulations (Cornwall, Bath and North East Sommerset, and Central Lincolnshire), and that by doing so, they are ignoring the findings of the

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				IPCC and the targets of the Paris Agreement. They conclude that the modification MM14 is not justified, not consistent with national policy, not positively prepared and not effective.
206	Mrs. Sarah Llewellyn		Not sound	The respondent begins by stating that they are a parent of a toddler, and that they fear for the future of their toddler every day. They stress that decarbonising homes is important for securing a better future and that the effects of climate change have already reached the UK and Europe. They then state that we should not be splitting hairs and causing delays concerning the decarbonisation of homes. They say that the proposed modification MM14 is not in line with paragraphs 152 and 153 of the NPPF and that therefore that DM30a should be retained in its original phrasing and MM14 be removed completely. They then go on to say that the WMS 2015 has been superseded by the building regulations, the NPPF and the Climate Change Act. They also claim that the inspectorate is taking an inconsistent approach as three other local authorities have recently adopted higher standards than building regulations (Cornwall, Bath and North East Somerset, and Central Lincolnshire), and that by doing so, they are ignoring the findings of the IPCC and the targets of the Paris Agreement. They conclude that the modification MM14 is not justified, not consistent with national policy, not positively prepared and not effective
207	Ms Sarah Amandes	Democrats Abroad UK	Not sound	The respondent says that, as a parent, they are concerned that local authorities retain their right to be decisive regarding emissions reductions. They say that their own experiences with developers are that without legal requirements, they would always choose the more polluting option. They state that the climate emergency is not being treated as an emergency, and that we are already seeing deadly disasters brought on by climate change. They say that the proposed modification MM14 is not in line with paragraphs 152 and 153 of the NPPF and that therefore that DM30a should be retained in its original phrasing and MM14 be removed completely. They then go on to say that the WMS 2015 has been superseded by the building regulations, the NPPF and the Climate Change Act. They also claim that the inspectorate is taking an inconsistent approach as three other local authorities have recently adopted higher standards than building regulations (Cornwall, Bath and North East Somerset, and Central Lincolnshire), and that by doing so, they are ignoring the findings of the IPCC and the targets of the Paris Agreement. They highlight that energy-inefficient homes will cost more money as they will require retrofitting and that the current flooding seen in Lancashire has been linked to Climate Change.

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208	Ms Jennifer Rouse		Not sound	<p>The respondent outlines the that the NPPF states that the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas emissions” (Paragraph 152) and “take a proactive approach to mitigating and adapting to climate change” (Paragraph 153). The modification MM14 will not lead to “radical reductions in greenhouse gas emissions.” DM30a, and the requirement for net zero homes. The original policy provides both social and environmental benefit, promotes the energy transition and avoids expensive retrofit later representing strategic thinking. Cornwall, Bath & North East Somerset and Central Lincolnshire’s targets have been set so it is not against national policy. The WMS 2015 has been superseded by the Climate Change Act with net zero target of 2050, changes to the Building Regs part L and the moral urgency of acting to decarbonise in every possible way.</p> <p>The IPCC and global consensus is that swift action is needed to avoid planetary crisis. It is the last chance to achieve the Paris Agreement. The government has committed to a legally binding target. The respondent questions why the inspector is ‘splitting hairs and cooking up perverse delays to a commonsensical policy’ which would benefit people, further the transition, and result in cost savings due to avoidance of retrofitting later. The urgency is now. Heat records are being broken, Greece is on fire, rivers of ice are flowing in Italy. Unbelievably high temperatures are being recorded in cities on different continents. In Lancashire floods closed roads. Councils are looking on as this decision is being made. The respondent outlines that as a parent they would protect their child from these ‘terrors’. The respondent states they do not understand why the policy is being rejected as to do so runs against ‘good sense, established precedent and moral duty.’</p> <p>The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and advancements in the Building Regulations 2021 which supersede the March 2015 WMS. The respondent asks that the inspector join other inspectors for Cornwall, Bath & North East Somerset and Central Lincolnshire and show visionary leadership needed and drop MM14. MM14 is not justified or consistent as it relies on the WMS which has been</p>

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				overtaken by other legislation. Is not positively prepared as ignores the urgency of the climate emergency. It is not effective as it is inconsistent with other decisions by the Planning Inspectorate and creates confusion for local planning authorities. The modification is not effective locally as new homes will have to be retrofitted in the future, to achieve net zero, which is more expensive than building to higher standards from the start. MM14 should be abandoned and the original text as proposed by Lancaster City Council returned. The respondent asks that we get to where we need to be. Set an example, safeguard our children’s futures through transitioning to net zero as soon as possible.
209	Mrs Sophie Williams	Parents for Future	Not sound	The respondent outlines that she is a mother and NHS professional. Climate change is a health emergency. Air pollution from fossil fuels contribute to 300,000 premature deaths in the UK each year. The respondent has lived in the UK their whole life and is a nature lover. They volunteer for Parents for Future which supports the green transition for next generations. The respondent feels that the modifications are on the ‘wrong side of history.’ MM14 will not lead to radical reductions in green house gas emissions and should be abandoned. Original policy DM30a and net zero homes should be retained. If MM14 is dropped and the original wording replaces, it will be on the ‘right side of history’ and other councils will follow. The respondent asks that consideration be given to future generations when making the decision.
210	Mrs Sam Holmes		Not sound	According to the NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The respondent highlights the climate emergency, climate anxiety, the findings of the Climate Change Committee in respect of unfit homes and the need to set high standards and minimise carbon impact. The policy would help the young people of Lancaster to feel like their concerns are being heard and action is being taken to give them a liveable future. The economic arguments for the policy are highlighted. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent

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				warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
211	Mrs Jennifer Hannon		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The respondent highlights that domestic heating contributes a significant proportion of the UK’s greenhouse gas emissions at 14%. The respondent is of the opinion that LCC have set out a clear path to reducing these emissions, and the requirement for developers to meet higher energy standards is proportionate to the scale of the climate crisis. The Inspector ignores latest IPPC report which tells us we must act immediately to reduce carbon emissions to stay within the Paris Agreement limit of 1.5 degrees. It will be cheaper for developers to build less efficient homes but there will be higher cost for retrofitting in the future. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. MM14 is not justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
212	Ms Rosa Gindele		Not sound	MM14 is not compliant with the NPPF as it will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned. The original policy was positively prepared, justified, effective, and consistent with National Policy, that is the Climate Change Act (Amendment 2019), the NPPF and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new

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				zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
213	Phil Edmondson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
214	Dr Thomas Higgs		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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215	Mrs Alice Rushworth		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
216	Constance Wood		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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217	Chayley Collis	UK Passivhaus Trust	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The respondent draws attention to the Passivhaus Trust and Good Homes Alliance recently compiled an overview of exemplar Local Plans and policies which demonstrates that the decision regarding Lancaster City Council and modification MM14 is inconsistent. The Climate Change Commission report (July 2023) looks at barriers and opportunities for delivering net zero and climate and includes a number of recommendations, including that the WMS should be revoked immediately. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
218	Mark McPhee	MJM Architecure	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas

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219	Mr Philip Ward		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
220	GRAHAM COLLINGRIDGE		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas

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221	Tim Attwood		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. It places a higher burden on the carbon savings needed to retrofit homes to achieve net zero, which is more expensive .
222	Jasper Meade	PYC Group	Not sound	The respondent states that the planning inspectorate is there to ensure that the legal requirements and national policy are met and draws attention to the Strategic Plan which states it will contribute to UN sustainable goals and help to ensure that decisions and recommendations

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				were made promptly and with consistency. The respondent also draws attention to the principles in the rt Honourable Michael Grove MP speech (24 July 2023) 5 - Greener homes, greener landscapes and green belt protection and 7 -Ensuring that every home is safe, decent and warm and referred to universal Future Homes Standard enabled though Passivhaus design principles. The respondent draws attention to Planning for the Future White Paper and references supporting efforts to combat climate change and maximises environmental benefits. The respondent highlights that the Passive House Planning Package (PHPP) speeds up decisions and ensures space heating and energy usage are kept to a minimum, ensure the CO2 emissions are reduced, and help with the requirements for decarbonization of the energy infrastructure. By refusing Dm30a the Inspectorate is not allowing the Council to deliver on national policy.
223	Ms Juliet Keenan		Not sound	The respondent states that the planning inspectorate is there to ensure that the legal requirements and national policy are met and draws attention to the Strategic Plan which states it will contribute to UN sustainable goals and help to ensure that decisions and recommendations were made promptly and with consistency. The respondent also draws attention to the principles in the rt Honourable Michael Grove MP speech (24 July 2023) 5 - Greener homes, greener landscapes and green belt protection and 7 -Ensuring that every home is safe, decent and warm and referred to universal Future Homes Standard enabled though Passivhaus design principles. The respondent draws attention to Planning for the Future White Paper and references supporting efforts to combat climate change and maximises environmental benefits. The respondent highlights that the Passive House Planning Package (PHPP) speeds up decisions and ensures space heating and energy usage are kept to a minimum, ensure the CO2 emissions are reduced, and help with the requirements for decarbonization of the energy infrastructure. By refusing Dm30a the Inspectorate is not allowing the Council to deliver on national policy.
224	J Keenan	pyc group limited	Not sound	The respondent states that the planning inspectorate is there to ensure that the legal requirements and national policy are met and draws attention to the Strategic Plan which states it will contribute to UN sustainable goals and help to ensure that decisions and recommendations were made promptly and with consistency. The respondent also draws attention to the principles in the rt Honourable Michael Grove MP speech (24 July 2023) 5 - Greener homes, greener landscapes and green belt protection and 7 -Ensuring that every home is safe, decent and warm and referred to universal Future Homes Standard enabled though Passivhaus design principles.

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				The respondent draws attention to Planning for the Future White Paper and references supporting efforts to combat climate change and maximises environmental benefits. The respondent highlights that the Passive House Planning Package (PHPP) speeds up decisions and ensures space heating and energy usage are kept to a minimum, ensure the CO2 emissions are reduced, and help with the requirements for decarbonization of the energy infrastructure. By refusing Dm30a the Inspectorate is not allowing the Council to deliver on national policy.
225	Mr Gabriel Hyde		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
227	Giulia Nicolini		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
228	Mr Martin Sleath	Unison Cumbria County Branch	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These

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				supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
229	Rich Hibbert	PYC Group	Not sound	Passivhaus design should be standard for all types of projects as part of Lancaster City Council DPD. Planning Inspectorate as part of DLHC should ensure that the legal requirements and national policy are met. In Strategic Plan for 2021-25 they said they would contribute to UN Sustainable goals, and help ensure decisions and recommendations were made promptly and with consistency. In speech on 24 th July 2023 Rt Honourable Michael Gove (MP) 2 of the 10 principles were ‘greener homes, greener landscapes and green belt protection’ and ‘ensuring that every home is safe, decent and warm’. Continuing ‘so for new build homes we will roll out new design codes, and later this year we will consult on a universal Future Homes Standard – to deliver comfortable homes built to be zero-carbon: warm in the winter and cool in the summer’ – these are key deliverables enabled through Passivhaus design principles. Planning for the Future White Paper states planning process should make decisions faster, ensure planning system combats climate change and maximised environmental benefits, and gives permanence to Building Better, Building Beautiful commission. Also that new homes should aim for 75-80% less CO2 emissions by 2025. Councils that have adopted Passive House Planning Package (PHPP) this has speeded up planning decisions and kept heating/energy usage to a minimum and suitable for all projects. Refusing to do so the Planning Inspectorate are failing to deliver their own strapline of ‘fair, impartial and open’.
230	Mr Donald Power	Ealing Friends of the Earth	Not sound	In midst of climate emergency, will only get worse without radical action and leadership. UK’s climate commitments meaningless if don’t apply them to the built environment. Modification not in conformity with NPPF as will not lead to ‘radical reductions in greenhouse gas emissions’. Original policy should be retained as it was positively prepared, justified, effective and consistent with national policy. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath, North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero

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				residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Parish Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
231	Mr Bert Czernia C.Bulid E MCABE	Midlothian Council	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
232	Cllr Alex Doyle	South Gloucestershire Council	Not sound	Respondent does not support modification MM14. It will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was effective and consistent with the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective. The precedent set by a failure to restore this plan would make it extremely difficult for South Gloucestershire to hit its climate and environmental commitments, which have been developed in response to the legislative requirements around emissions reductions enshrined in the UK’s Climate Change Act and locally made Climate Emergency declaration.
233	Sally Ann Shelley Maddocks	Elected Member	Not sound	Modification not sound. Should be brought in line with other Council’s. Using a ruling from 2015 is 8 years out of date and not appropriate to the climate emergency. Shows lack of understanding

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				of the difference between local areas. Shows an alarming dedication to centralisation of planning policy without reference to local priorities and the priorities of local residents and businesses.
234	Tom Gwilliam		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
235	Isaac Beevor	Climate Emergency UK	Not sound	Respondent does not support this modification. MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was effective and consistent with the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. More Councils are coming forward with these proposals in draft stage (Wirral, GMCA, Leeds and Sheffield). All of these policies to set higher energy efficiency, and stronger local building regulations, are justified and legal. This has been shown by the legal advice provided by Essex County Council which states: ‘National baseline targets for energy efficiency standards are set out by Building Regulations. The Planning and Energy Act 2008 gives local planning authorities the power to set targets which exceed these standards. More recent planning decisions have created confusion about the extent of this power. To combat this confusion, we commissioned legal advice from Estelle Dehon KC at Cornerstone Barristers. Her open advice document shows the legal justification for higher energy performance targets. It can be used by local planning authorities in open forums. This includes public inquiries and local plan examinations.’ All this confusion has been caused by completely inconsistent decisions by the Planning Inspectorate in this case and the Planning Inspectorate as a whole.

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				Local authorities do have the power to go beyond building regulations as many are planning on doing. MM14 is not justified, consistent with national policy, positively prepared or effective.
236	Pete Abel		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
237	Dave Plumb		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Parish Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
238	Mrs Diane Lamb		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Parish Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
239	Henning Wriedt		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
240	Sefton Archer		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
241	Mandy Bannon	Councillor, Lancaster City Council	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
242	Dr J Fisher		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
243	Councillor James Sommerville	Councillor, Lancaster City Council	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
244	Mr Alex Burn	4Site Engineering & Construction Ltd	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
245	Ms Colette Humphrey		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
246	Eric Woods		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
247	Mrs Angeline Braidwood		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
248	Mrs Tracey Hart	RIBA LFA Architect	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
249	Ms Ceri Turner		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
250	Susan Dyer		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
251	Nigel Moss		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
252	Dr Kate Treharne		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
253	Suhir Abuhajar	JOG Counciller	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
254	Peter Ward		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
255	Ms Miranda Prag		Not Sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
256	Andrew McCamley		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
257	Eric Fewster	ColdProof	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
258	Chloe Cox	(Assistant Climate Change Officer) Wyre Council	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
259	Mr Kenneth Hollis		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
260	Mr Jon Kerr	Zero Carbon Harrogate	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
261	Molly Hogg	Cumbria Action for Sustainability	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
262	Dr Elinor Rooks		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
263	Francis Iszatt MRTPI		Not sound	No comments made.
264	Mr Alasdair Muir	A Muir Surveying	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
265	Mrs Kath Halfpenny	Wreay Eco Group	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
266	Mrs Linda Secker		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy

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267	Donna Munro CEng MIMechE	Independent Energy Advisor	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
268	Kathryn Baker		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
269	Victoria Thomas		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy

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270	Dr Ana Costa	Lancaster University	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
271	Ms Sue Walley	SENS. Sustainable Staveley	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
272	Dominic Kramer	MWK Architects Ltd	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy

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				standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
273	Mr Andrew Goodman	Good Architecture; Association of Environment Conscious Building; Passivhaus Trust; ARB and RIBA	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
274	Michael McFarlane		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
275	Ms Diane Hubbard	Green Footsteps Ltd	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy

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				standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
276	Mr William Dawson		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
277	Mrs Annie Hinge		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
278	Dr Elinor Rooks		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy

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				standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
279	Mr Robert Pottinger		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
280	MRS P POTTINGER		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
281	Dr Rhona O'Brien	Friends of the Earth	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy

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				standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
282	Sandra Bell	Friends of the Earth	Not sound	Respondent does not support MM14. Since the Inspector's modification for Lancaster the Committee on Climate Change has published a report on the planning system in which it calls for consistent alignment of planning policy with mitigation and adaptation actions in the Climate Change Act and specifically recommends revoking the 2015 Written Ministerial Statement on plan-making and replacing it with a statement confirming that planning authorities are able to set more ambitious local standards on energy efficiency. MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath, North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
283	Lisa Scott		Not sound	Modification is not supported. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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284	Mr D J Bilton	Bilton Design Ltd	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
285	Mr Joachim Neff		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
286	Fariha Blockley		No sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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287	Miss Briony Scott		No sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
288	Ms Marian McCraith		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
289	Prof David Evans		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
290	Mr Hugh Pottinger		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
291	Mr. William South		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
292	Yvonne Atkins		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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293	Ms. Kirsty McGhie	JMP Architects Ltd	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
294	Cordelia Newsome		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
295	County Councillor Gina Dowding	Elected member of Lancashire County Council, representing 11,000 residents in Lancaster Central Division	Not sound	Respondent does not support MM14. The original proposed wording of policy DM30a was positively prepared, justified, effective and consistent with the NPPF, Climate Change Act and should be retained. MM14 is not in accordance with paragraphs 152 and 153 of the NPPF. It is not positively prepared as it ignores warnings from IPCC, it is not justified or consistent with national policy as it refers to the Written Ministerial Statement of 2015 that is now outdated. It is inconsistent with the Planning Inspectorate where other Inspectors have ruled LPA’s can set much higher standards. It is not effective locally as it will mean that new homes will soon have to be retrofitted to achieve net zero. MM14 should be dropped and the wording returned to that originally proposed by the Council.

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296	Matthew Snedker		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
297	Mr Jean Marc Mbouma	Mine Tech Services LTD	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
298	Mr Nicholas Grant	UK Passivhaus Trust	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Parish Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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299	Ms Helen Bartosinski		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
300	Mr. Michael Rogers	LAMILUX UK	Not sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original policy wording for DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don’t believe the modification MM14 is justified, positively prepared or effective.
301	Ms. Claire Potter		Not sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don’t believe the modification MM14 is justified, positively prepared or effective.
302	Ms Sue Denerley		Not sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should

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				be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
303	Mrs Wiebke Rietz	Alchemilla Architects Ltd	Not sound	The respondent has stated that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
304	Dr Robert Cohen	Verco	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
305	Miss Annie Neat		Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning

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MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
306	Beccy Smart	Save Nature photography	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
307	Ms Kim Wisdom (Senior Conservation Officer for north Lancashire)	The Wildlife Trust for Lancashire, Manchester and north Merseyside	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). They go on to highlight recent world events, with the new record for heat in the UK being set last year, and this year being even worse in terms of global climate breakdown and have called MM14 a retrograde step away from net zero at a time when we need to be accelerating our net zero efforts. The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
308	David Fidoe		Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning

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				inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
309	Mr Hugh Roberts	Lancaster Civic Vision	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
310	Terrie Metcalfe		Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to state that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
311	Mr George Martin	Building Performance Network	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to say that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The

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				respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
312	Natalia	BI Engineer, Mine Tech Services	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to say that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
313	Samuel Darby		Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to say that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
314	Ms Desna Mackenzie		Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to say that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
315	The Revd Mark Nash-Williams MA, BD	Bishop of Newcastle's Adviser on the Environment	Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to say that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
316	Mr Thomas Scott		Not sound	The respondent feels that mod MM14 should be abandoned completely as it is not in line with paragraphs 152 and 153 of the NPPF, and that the original wording for policy DM30a should be retained. They go on to say that the Written Ministerial Statement 2015 upon which mod MM14 is based, has been superseded by Building Regulations 2021, the Climate Change Act (2019) and updates to the NPPF. They also highlight the inconsistency within the planning inspectorate, saying that other local authorities have recently set fabric efficiency standards above those of building regulations (Cornwall, Bath and North East Somerset and Central Lincolnshire). The respondent has also stated that they don't believe the modification MM14 is justified, positively prepared or effective.
317	Dee Searle, Vice Chair	Kentish Town Neighbourhood Forum	Not sound	Modification is not supported. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
318	Calum Millbank	Community energy south	Not sound	Modification is not supported. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it

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				was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
319	Lilian Wouters		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
320	Michelle Sullivan		Not sound	No comments made.
321	Melanie Forrest		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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322	Gilbert Daphne		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
323	Ms Vicky Morgan		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
324	Rachel Heron		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.

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325	Rachel Heron		Not sound	Duplicate response of MM ID Ref 324
326	Mr Stephen Feber		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
327	Cllr Christine Wild		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
328	Ms Victoria Evans		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
329	Mr David Bethune		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
330	Councillor Natalie McVey		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
331	Ms Mandy King		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
332	Mr. Ian Brown		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
333	Dr Julie Milton		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
334	Judith Stevenson		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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335	Mykyta		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
336	Ms Jane Atkinson		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
337	Michael Zawadzki		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
338	Miss Ruth Evans		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
339	Mrs Anne Green		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
340	Lady Virginia Beardshaw		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
341	Mr Tristan Strange		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
342	mr. Viacheslav Brui		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
343	Mrs Agnieszka Cahn		No sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
344	Lesley mcgilvary		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
345	Freddie Bowry		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
346	Mr Jonathan Cuniowski		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
347	Dr Fiona Frank	Forgebank Films	Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
348	Eluned Owen		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
349	Mr Marian Sulek		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
350	Ms Dawn Keyse		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
351	Ms Adele Ivy-Harris		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
352	Ms Elizabeth Neat		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
353	Ms Rosemary Betterton		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
354	Dr Kathy Bashford		Not sound	MM14 modification should be abandoned. Original policy DM30a should be retained. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
355	Dr Emma Cardwell		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
356	Judith Van Dam		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
357	James Dunbar		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
358	Sarah Dunbard		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
359	Jon Sear		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
360	Mrs Holly Roberts		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
361	Joel Lutman		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC

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				that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
362	Professor Robert Fildes		Not sound	Modification should be dropped. The need is for new homes that do not contribute to the developing climate disaster. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. This modification will lead to increased environmental damage. Well known that other local authorities have set much higher energy standards. Also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
363	Hannah Lane		Not sound	In light of cost of living crisis respondent cannot understand decision behind MM14. Modification MM14 is outdated, based on MWS15 which has been superseded by the Climate Change Act (Amendment 2019) which commits UK to net zero by 2020, NPPF and 2021 uplift in Building Regulations. Will cost local communities more in long term, with the need for retrofit to achieve net zero. Inconsistent with other Inspectors (Cornwall, Bath & North East Somerset & Central Lincolnshire). Decision for Lancaster also ignore recent March 2023 warnings from IPCC that we need to act now to reduce our carbon emissions if we have any chance of meeting Paris Agreement commitments. MM14 should be dropped.
364	Sara Bundy	Resident	Not sound	Modification is not supported. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
365	Mr John Lowery	Askam Civil Engineering Ltd	Not sound	Modification is not supported. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it

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				was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
366	Miss Rebecca Moore		Not sound	Respondent does not support MM14. Concerned as a mother and a Director of a national campaigning charity (r.e. building right kind of housing – energy efficient and affordable for most). Decarbonising housing is a major component of UK's race to net zero, there is clear national policy committing UK to net zero by 2050. Lancaster is trying to join this race. Higher energy saving standards create warmer homes at lower costs. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
367	Mrs Bryony Davy		Sound	No comments made.
368	Michael Ford-Cowie		Not sound	Modification is not supported. Modification MM14 will not lead to 'radical reductions in greenhouse gas emissions' as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North

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				East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
369	Miss Kerstin Finkw		Not sound	As a parent respondent wants to be sure their child can still enjoy a prosperous life in a country that has adapted in a timely manner to the environmental challenges posed by global warming. MM14 stands in the way of this and should be dropped. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
370	Ms Kate Studley		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
371	Ms Juliet Chen		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it

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372	Mr Gareth Richards		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
373	Elaine Currie		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
374	Mrs Mari Rumsey		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it

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375	Judith Somerwill		Not sound	Modification is not supported. Modification MM14 will not lead to ‘radical reductions in greenhouse gas emissions’ as per NPPF. Original proposed policy DM30a should be retained as it was positively prepared, justified, effective and consistent with national policy including the Climate Change Act (Amendment 2019), NPPF and 2021 uplift in Building Regulations. These supersede the Written Ministerial Statement WMS15. Other Inspectors (Cornwall, Bath & North East Somerset and Central Lincolnshire) have ruled Local Authorities can set much higher energy standards than building regulations and aim for net zero residential buildings ahead of national Government policy. An inconsistency in decisions also ignores March 2023 warnings from IPCC that we need to act now to meet our commitments under Paris Agreement. MM14 is not justified, consistent with national policy, positively prepared or effective.
376	Mr Malcolm Martin		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPCC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
377	K Jill McKeown		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
378	Mr John Harrington	William Ford C of E Junior School	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
379	Ms Carla Monvid		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
380	Mr Giles Barrett		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
381	Jean Cousens		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
382	Mrs Jessica Livock		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
383	Monica Sampson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
384	Dominic McCabe		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
385	Ms Sarah Coop	LOT25 Property Ltd	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
386	Mr John Clegg		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
387	Mr Marcus J Simmons	Transition Chipping Norton	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
388	Carrie Wheeler		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
389	Dr Jane May Morrison	Energy Saving Trust/ Home Energy Scotland	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
390	Mrs Caroline Mason		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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391	Mr David Walker		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
392	Ms Helen Forester		Not sound	The respondent considers the Inspector's rejection of LCC's carbon zero policy concerning given the impacts of climate change. Achieving carbon net zero by 2050, as enshrined in UK law by the Climate Change Act of 2019 will not happen if council's are not allowed to make decisive moves to achieve it. The original wording of MM14 would mean that there are clear targets laid out to do this. The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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393	Mr Ben Morris		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
394	Rob Burke		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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395	Mark Hollinrake		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
396	Mrs Emily Frayling		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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397	Mr Ian Stokes		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
398	Gemma Taylor		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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399	Tony Pearce	Stafford Borough Council	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
400	Rosie Pearson	West Oxfordshire District Council	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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401	Hannah Ross-Tatam		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
402	Mrs Charlotte Campion		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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403	Hugo Ross-Tatam		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
404	Mr John Hopes		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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405	Ms Megan Lounds		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
406	Ben Taylor		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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407	Ms Zana Dean	Tread Studio architects	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
408	Laura France		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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409	Ms Karen Mitchell	Cumbria Action for Sustainability	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
410	Dr Gill Turner		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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411	Cllr Julie Wood	Malvern Hills District Council	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
412	Sophie Foote		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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413	Rosemary Hervey	Architecture Department design fellow Cambridge University	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
414	Jonathan Russell	Buzz Action Foundation CIO	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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415	Councillor Fran Victory	Malvern Hills Green Party	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
416	Chris Baxter		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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417	Mr Robert Jones		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive
418	Ms Sarah Bridges		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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419	Rob Ward		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
420	Mrs Helena Dixon		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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421	Ms Camilla Govan		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
422	Sandra Coleman Mrs		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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423	Simon Johnson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
424	Anne Gadsden		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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425	Amy Berrisford	Manchester Friends of the Earth	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
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427	Ms Katharine Parsons		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
428	Dr Zoe Shackleton		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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429	Mrs Lisa Ward		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
430	Mrs Julia Shay		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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431	Darren Ward	Red Raven Design Ltd	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
432	Becky Turner-Jones		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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433	Louise Crow		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
434	Emma Hughes		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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435	Ms Sarah Kirk-Browne		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
436	Mrs Jane Cheal		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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437	Chris Adams		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
438	Mariana Novosivschei		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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439	Pam Wortley		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
440	Dr Emily Pieri	NHS	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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441	Mrs Emma Thomas		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
442	TIM NICHOLSON		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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443	Councillor Natalie McVey	Malvern Hills District Council	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
444	Harry Paticas	Retrofit Action For Tomorrow CIC	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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445	Dr C Kennedy	NHS	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
446	Ms Ella Best		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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447	Mr Oscar Morland		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
448	Charlotte Bennett		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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449	Mr John Macefield		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
450	Dr Mirian Calvo	Lancaster University	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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451	Dr Ewan Jones	SW Green Party Regional Council Representative	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
452	Helen Heathfield		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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453	Andrew Kay	Labour Party	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
454	Mr Darren Yates		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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455	Mr Robert McGinnes		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
456	Ken Johnston		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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457	Matthew Pembroly		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
458	Miriam Calvo Vilanova		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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459	Mirian Rodriguez		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
460	Deborah Adler	Retrofit Action for Tomorrow	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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461	Emma Rodriguez		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
462	Rich Lehmann		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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463	Ms. Carmen Fabregat		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
464	Sonia Jackson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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465	Maryna Movchan	MTS UK	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
466	Councillor Natalie McVey	Malvern Hills District Council	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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467	Ms. Yuliia Radzivil	Mine Tech Services UK	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
468	Mike Birkin		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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469	Shane McQuillan		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
470	Ms Cleo Anderson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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471	Thomas Jordan		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
472	Mr Timothy Gilbert		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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473	Ms Kea		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
474	Julie McMurray		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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475	Dr Susan Steward		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
476	Christina Moran		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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477	Keanan Waters		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
478	Patrick Coad		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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479	Barry Marchant	Lamilux UK	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
480	Mrs Nataliia Halona	Mine Tech Services (UK) Ltd	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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481	Mr Ian Turner		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
482	Matt Bridgestock	John Gilbert Architects	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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483	Miss Alice Davies		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
484	Paul Williamson	TimberTight Ltd	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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485	Mr Charles Frayling	(parents)	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
486	Mr Andrew Guyler		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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487	Dr Ali Abbas		Not sound	Paras 152 and 153 of the NPPF say the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 should be rejected as it will not lead to “radical reductions in greenhouse gas emissions”. The original DM30a with a requirement for net zero homes should be retained as it was consistent with National Policy including the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
488	Mr Ian Pritchett	Greencore Homes Ltd.	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the

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489	Deborah Ray	Lowestoft Town Councillor (completing in personal capacity)	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
490	Cllr Dr Erica Lewis	County Councillor for Lancaster South East, Former Leader Lancaster City Council	Not sound	The respondent has raised issues with the national planning system and conflict with local planning. The respondent sets out references to addressing climate change in the NPPF. The local plan should respond to the climate emergency and require developments to deliver affordable, accessible and beautiful homes supported with the necessary public and social infrastructure. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local

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				authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
491	Ms Helen Forester	Parents for Future UK	Not sound	The respondent asks for MM14 to be dropped and DM30a returned to the wording to that originally proposed by Lancaster City Council. It is imperative that we take clear and decisive action towards securing a liveable future for our children. The Climate Change law (2019) enshrined in law the UK's commitment to achieving net zero by 2050. LCCs plans will lead the way and set an example. The Inspector's continued rejection of LCC's policy and suggestion of MM14 is short-sighted and unethical. The original wording of MM14 would mean that there are clear targets laid out. New housing developments could create exciting new standards in developments, and the specifics as detailed in DM30a could lead to creative solutions, harness innovation and pave the way to sustainable living for everyone in the UK, irrespective of their socio-economic background.
492	Ms Rosemary Hindley		Not sound	The NPPF lays out the planning system should "shape places in ways that contribute to radical reductions in greenhouse gas reductions" and "take a proactive approach to mitigating and adapting to climate change". MM14 will not lead to "radical reductions in greenhouse gas emissions" and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
493	Mr Jeremy James	Private Individual	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
494	Mr Stuart Middleton	Peterborough in Transition	Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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495	Miss Danette O'Hara		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
496	Mrs Sharon Lane		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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497	Mr George Oliver		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
498	Owen Jackson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and

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				reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
499	Dr Rachel Marshall		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
500	Oyindasola Uwaifo	Etude Consultancy Limited	Not sound	MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned completely. The respondent sets out the legislation and policy relating to climate change which allow for councils to set local energy efficiency standards without falling foul of Government policy. This has been confirmed by recent Planning Inspector reports (e.g. Dec 2022 for B&NES Council and Jan 2023 for Cornwall Council) which indicate that the WMS is of limited relevance and that it has been superseded by subsequent events. It should also be noted that in their response to the Future Homes Standard consultation in 2021, the Government stated the following: “All levels of Government have a role to play in meeting the net zero target and local councils have been excellent advocates of the importance of taking action to tackle climate change. Local authorities have a unique combination of powers, assets, access to funding, local knowledge, relationships with key stakeholders and democratic accountability.” MM14 should

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				therefore be dropped entirely, and the wording should return to that originally proposed by Lancaster City Council.
501	Diana McIntyre		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
502	Mr William Lane		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
503	Mrs Heather Lamble		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
504	Mrs Sarah Jackson		Not sound	The NPPF lays out the planning system should “shape places in ways that contribute to radical reductions in greenhouse gas reductions” and “take a proactive approach to mitigating and adapting to climate change”. MM14 will not lead to “radical reductions in greenhouse gas emissions” and should be abandoned and the original DM30a retained. The original policy was positively prepared, justified, effective and consistent with National Policy, the Climate Change Act and the 2021 uplift in the Building Regulations which supersede the WMS. Other Inspectors have ruled local authorities can set higher energy efficiency standards and aim for new zero residential buildings ahead of national policy. The Inspector ignores recent warnings from the IPPC that we need to act now to reduce carbon emissions to meet our commitments to the Paris Agreement and the urgency demanded by the climate change emergency. MM14 is not positively prepared, justified or consistent with national policy as it relies on the WMS which has been overtaken by other legislation. It ignores the urgency demanded by the climate emergency and reflects an inconsistent approach from the Planning Inspectorate in terms of policies for energy

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				efficiency. New homes will have to be retrofitted in the future, to achieve net zero, which is more expensive.
508	Emily Rubin	Cornwall Council	Not stated	Supports Lancaster City Council having the opportunity to set specific energy thresholds over and above those in place through the Building Regulations regime. States that the principle of local planning authorities being able to set their own energy standards beyond Building Regulations has been established and reiterated through a number of documents prepared by or on behalf of the Government including three reports by three Planning Inspectors allowing Bath and North East Somerset, Cornwall Council and Central Lincolnshire local planning authorities to adopt net zero operational energy standards. Respondent provides evidence and links to these Inspector’s decision and Essex County Council’s legal advice (dated 28/04/23) which provides a thorough review of the ability of local planning authorities to set their own energy standards above Building Regulations, including the context of the Written Ministerial, Planning and Energy Act 2008 and Planning Practice Guidance.
509	Leigh Day	Acting for Rights; Communication Action (RCA)	Not stated	RCA have been working alongside the TCPA to monitor the work being done by local planning authorities such as LCC and were greatly encouraged by the policies which LCC had proposed as part of its climate emergency local plan review. Respondent states that it was therefore disappointing to read the inspector’s letter dated 23 March 2023 indicating that in her view Policy DM30a was inconsistent with national policy, and in particular the WMS of 25 March 2015. Respondent states that in their view, supported by counsel, that that approach is wrong in law and proceeds on a misinterpretation of the WMS. Respondent highlights the SaltCross AAP claim for a judicial review and flags the Essex County Council legal advice produced by Estelle Dehon KC and also the Inspector’s reports for BaNES, Cornwall. Respondent states that given that two of the very same legal principles will be considered by the court in the Salt Cross judicial review, it would be reasonable for the council to pause the current consultation until these legal issues have been settled at the end of this year. They also state that they find it surprising that different inspectors are willing to take completely opposing approaches to the interpretation of planning policy, which contradicts the principle of consistency in planning decision-making. They states that this is an issue which they would expect the Planning Inspectorate to take a corporate view on. RCA’s position in terms of the main modifications consultation is that the council should revert to the previous wording of the policy.

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
511	Joanne Harding	HBF	Not stated	Considers amendment to delete part of this policy that requires a minimum 75% reduction in carbon emissions by 01/01/2025 and the net zero emissions by 01/01/2028 to be appropriate. They continue to consider that requirements for a Sustainable Design Statement, including the Energy and Carbon Statement, are unnecessary, but state that if the Council does decide to go ahead with this requirement, it should ensure that the requirement is not overly onerous and is proportionate to the scale of the development.
512	Pauline Shearer	Sports England	Not stated	Respondent states that the Council should note that the use of renewable and low carbon sources of heating and power, particularly ground source heating, will be subject to assessment under Sport England’s Playing Field Policy where they affect playing fields. Also state that this policy provides an ideal opportunity to incorporate the principles of Active Design.
513	Matthew Dawber	Stantec obo Story Homes	Not stated	Welcomes deletion of text box and move to fabric first being encouraged but states this does not go far enough and should be deleted. States the key issue are related to the introduction of a dual consenting regime between planning and building regs and that the use of fabric first hasn’t been adequately viability tested. States that it is unclear what the Sustainable design statement will achieve above what is required in a D&A statement and energy statement (from the local validation checklist). Agree with the removal of transitional arrangements
515	Paul Nellist	Asteer Planning obo Taylor Wimpey		Respondent is supportive of the modification and agrees with the Inspector that Policy DM30a is inconsistent with national policy and the Written Ministerial Statement on Plan Making (25th March 2015). Respondent is supportive of the use of the words “encourages” and “encouraged” within the new paragraph 8 and new paragraph 15, as it is recognised that developers will not be required to meet an indiscriminate policy requirement with regard to sustainable design and construction. However, the references to “optimise solar gain” and to “maximise solar gain in winter and minimise solar gain in summer” should be removed from the supporting policy text of Policy DM30a for the reasons detailed above. In relation to the new para proposed between para 21 and 22, the respondent requests that further clarity is provided which details what the Sustainable Design Statement should comprise.
516	Hugh Ellis & Celia Davis	Town and Country Planning Association	Not sound	Respondent state that the main modification 14 to Policy DM30a should be deleted and the policy as worded in the draft local plan reinstated to be found sound. Proposed MM14 waters down the policy intention to such a level that it would become ineffective. The removal of targets

MM14 – Policy DM30a				
508 representations – 3 sound / 500 not sound/ 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
				would also make Policy DM30a vague and ambiguous, which is directly contrary to NPPF policy on plan-making (para 16d). Respondent highlights that the approach has been found sound at Cornwall, and BaNES. Respondent also highlights the Essex County Council legal advice on this matter. They state that there is nothing in law or national policy that prevents Lancaster City Council from retaining the ambitious, clear, and justified policy as originally drafted in DM30a. The Inspector’s concerns regarding policy DM30a’s consistency with national policy are therefore unfounded, and we encourage the Inspector to remove MM14 from the final version of the local plan and reinstate the policy as intended.

MM15 – Policy DM30b				
2 representations – 0 sound / 0 not sound / 2 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
513	Matthew Dawber	Stantec obo Storey Homes	Not stated	Welcomes the change from required to encouraged. And feels this is particularly important given the lack of viability information of the implementation of this proposed Policy change
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent welcomes the removal of the word “maximise”, however the term, “optimise” is not defined within the policy or supporting policy text and so the respondent remains concerned that the requirement to ‘optimise’ water efficiency measures would add to the cost of development and would impact on viability. They state that several changes to policies which could have direct or indirect viability impacts and which have not been accounted for in the CELPR VA, such as the requirement for the design of new developments to maximise the inclusion of water efficiency and consumption measures, as stated in Policy DM30b. The respondent supports the addition of the following sentence to Policy DM30b, “The use of green/blue walls and roofs is encouraged”, in that green/blue walls and roofs are “encouraged” rather than being required by policy.

MM16 – Policy DM30c

0 representations				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

MM17 – New Paragraph 35				
1 representations – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	Respondent notes the main modifications proposed to the supporting text to Policy DM31, which it is understood has been added to make the policy justified and for the reason of effectiveness.

MM18 – Policy DM33				
5 representations – 0 sound / 0 not sound / 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
490	Cllr Dr Erica Lewis	County Councillor for Lancaster South East, Former Leader Lancaster City Council	Not stated	Para 152 of the NPPF notes that "policies should support appropriate measures to ensure the future resilience of communities". It is reasonable to place the cost and responsibility for producing a flood risk assessment on the applicant. As such the original words of criterion IV of policy DM33 should be reinstated. Para 153 of the NPPF says, "policies should support appropriate measures to ensure the future resilience of communities...". The recent sewerage spills give us another reason to 'hold and slow'. While 'no more, no faster' may meet the requirements of the NPPF in other parts of the country, it is clear it does not meet the requirements in Lancaster and the thus the original wording operationalising 'no more, no faster' in criterion IX should be retained.
511	Joanne Harding	HBF	Not stated	HBF considers that this is appropriate and in line with the PPG to delete the reference to access/egress, play/recreation areas and gardens. The respondent also considers it an appropriate change to amend paragraph 2 of the policy so the development will have to take account of the Council's Flood Risk – Sequential Test and Exception SPD rather than being in accordance with it.

513	Matthew Dawber	Stantec obo Storey Homes	Not stated	The deletion of access/egress, play/recreation areas, and gardens is welcomed as it does not align with Annexe 3 of the NPPF in terms of flood vulnerability classification and water compatible uses.
517	Marcus Hudson	Lancashire County Council	Not stated	Respondent does not wish to raise any concerns with the modifications proposed.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	Respondent supports the main modifications proposed to the supporting text to Policy DM33, which it is understood have been made to ensure consistency with national policy and for the reason of effectiveness.

MM19 - Policy DM34				
5 representations – 0 sound / 0 not sound / 5 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
490	Cllr Dr Erica Lewis	County Councillor for Lancaster South East, Former Leader Lancaster City Council	Not stated	The respondent draws attention to para 153 and section 15 of the NPPF. LCC have acknowledged that 'no more, no faster' is not an appropriate standard for water management within our district. The respondent seeks support in line with the NPPF to 'hold and slow' the flow wherever we can. Most of the district's surface water going into combined sewers, slowing the flow would also help to meet the NPPF's requirements. The original wording operationalising 'no more, no faster' should be retained.
511	Joanne Harding	HBF	Not stated	HBF considers the amendment to the 3 rd para to be appropriate. However, the HBF considers that the bullet points which also form part of this paragraph will also need consideration particularly in relation to the requirements for all SuDS to incorporate landscape and amenity enhancement and environmental and biodiversity benefits, which may not be possible in relation to underground attenuation.
513	Matthew Dawber	Stantec obo Storey Homes	Not stated	Respondent welcomes the removal of the requirement to use above ground SuDS for all development but consider that the wording does not go far enough and remains at odds with the drainage hierarchy which states that other solutions, such as the use of underground tank storage and direct discharge into sewers may be acceptable in some specific circumstances.
517	Marcus Hudson	Lancashire County Council	Not stated	The revised wording of this may be unclear as to which climate change allowance should be applied. May wish to clarify that 'peak rainfall intensity' climate change allowance is required, as per the original text.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	Respondent notes the main modifications proposed to Policy DM34 and is supportive of the deletion of the phrase "above ground" in relation to SuDs, as this will allow greater flexibility when developing suitable drainage designs for sites.

MM20- Policy DM34				
1 representation – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	Respondent notes the main modification proposed to Policy DM42, which it is understood has been added for the reason of effectiveness. However, it should be made clear that any archaeological work required must be considered on a case-by-case basis. The following text (underlined) should be added to the proposed policy wording, “Where remains are identified, the above requirements of <u>Policy DM42</u> will apply”

MM21 - Policy DMCCH1				
0 representations				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

MM22 - Policy DMCCH2				
0 representations				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

MM23 – Policy DM43				
1 representation – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	<p>Respondent is supportive of the addition of the phrase “where possible”, which it is understood has been added for the reason of effectiveness. Whilst the respondent agrees in principle with the incorporation of GBI on housing sites, such infrastructure would need to be proportionate to the development proposed and take into account site-specific considerations. Respondent does not support any GBI requirement that would threaten the viability and/or deliverability of the North Lancaster Strategic Site or housing sites in general. They state that there must be a robust and flexible mechanism whereby these additional requirements and/or other requirements (such as affordable housing or other developer contributions) can be relaxed if viability is threatened.</p> <p>Respondent states that it is critical that any additional policy requirements proposed through the CELPR do not undermine the delivery of the Comprehensive Masterplan for the North Lancaster Strategic Site, which has been prepared collaboratively with several stakeholders and submitted to the Council ahead of the adoption of any revised Local Plan.</p>
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MM24- Policy DM45				
2 representations – 0 sound / 0 not sound / 2 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Pauline Shearer	Sport England	Not stated	Respondent states they would want to allow flexibility in this policy wording where it affects the delivery, management and maintenance of sports facilities.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modifications proposed to Policy DM45 (adding in ‘hedgerows’), which it is understood have been made for the reason of effectiveness.

MM25 – Policy DM53				
3 representations – 0 sound / 2 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Pauline Shearer	Sport England	Not stated	Respondent states that any proposals that would prejudice the use of playing fields as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595) will be subject to an assessment under Sport England’s Playing Field Policy.

518.1	Helen Clarkson	CBRE Limited on behalf of Lancaster University	Not sound	Respondent states that Figure 13.1b should be updated to remove reference to the 150m buffer from roads, railways and public rights of way, as not shown in Figure 13.1b and the asterisk does not relate to any part of the Figure or legend. Please see full response for detail.
518.2	Helen Clarkson	CBRE Limited on behalf of Lancaster University	Not sound	Respondent raises concerns in relation to Figure 13.1a, Figure 13.1b and the Policies Map. Please see full response for detail.

MM26 – Policy DM57				
1 representation – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	The respondent is supportive of the addition of the phrase “where possible”, which it is understood has been added for the reason of effectiveness. It is critical that any additional policy requirements proposed through the CELPR do not undermine the delivery of the Comprehensive Masterplan for the North Lancaster Strategic Site, which has been prepared collaboratively with several stakeholders and submitted to the Council ahead of the adoption of any revised Local Plan.

MM27- Policy DM58				
1 representation – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	Respondent states that policy DM58 should not be ringfenced. Instead, the viability flexibility mechanism in Policy DM58 should apply to all of the new policy requirements the CELPR is seeking to introduce in relation to climate change and sustainability, otherwise, the Policy will not be effective as it will remove the necessary scope for development to deviate from the policy requirements within the CELPR for practical and/or viability reasons, thus removing flexibility that is critical to ensuring the delivery of development.

MM28 – Policy DM60				
2 representations – 0 sound / 0 not sound / 2 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

512	Pauline Shearer	Sports England	Not stated	Respondent states that this policy provides an ideal opportunity to incorporate the principles of Active Design.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey	Not stated	Respondent notes the main modifications proposed to Policy DM60, which it is understood have been made to ensure consistency with national policy and for the reason of effectiveness.

MM29 - Policy DM61				
2 representations – 0 sound / 0 not sound / 2 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
512	Pauline Shearer	Sports England	Not stated	Respondent states that this policy provides an ideal opportunity to incorporate the principles of Active Design.
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	The respondent notes the main modifications proposed to Policy DM61, which it is understood have been added for reason of effectiveness

MM30 - Policy DM62				
4 representations – 0 sound / 1 not sound / 3 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
511	Joanne Harding	HBF	Not stated	HDB supports the deletion of text as outlined in the proposed modification.
512	Pauline Shearer	Sports England	Not stated	Respondent states that this policy provides an ideal opportunity to incorporate the principles of Active Design.
513	Matthew Dawber	Stantec obo Storey Homes	Unsound	Respondent supports the removal of the EVCP standards from the policy but considers the wording does not go far enough as the requirement for EV charging facilities to be powered by renewables remains untested in terms of viability, deliverability, and remains at odds with the general onus of the Plan (prioritises carbon efficiencies rather than onsite renewables).
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	Respondent notes the main modification proposed to Policy DM62, which it is understood has been added to ensure that the policy is justified. It is noted that the majority of the text relating to Electric Vehicle Charging Points has been deleted, however the respondent seeks clarification from the Council as to the specification that will be required for charging points as this could have an impact on viability or electricity network capability. They also state that they reserve the right to

				comment on the forthcoming 'Provision of Electric Vehicles and Associated Charging Infrastructure' Supplementary Planning Document at the appropriate time.
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MM31 - Appendix A – Glossary of Terms				
1 representation – 0 sound / 0 not sound / 1 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
515	Paul Nellist	Asteer Planning obo Taylor Wimpey.	Not stated	The respondent notes the main modifications proposed to Appendix A: Glossary of Terms (to add in various definitions of terms), which it is understand have been added for the reason of effectiveness.

MM32 - Appendix C – Glossary of Terms				
0 representations				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

P_01.1.1 – Proposed Policies Map				
1 representation – 0 sound / 1 not sound / 0 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment
518.3	Helen Clarkson	CBRE Limited on behalf of Lancaster University	Not sound	Respondent considers that the area around the University campus should be within the 'Suitable for Wind Energy' area. Please see full response for detail.

Miscellaneous reps- not modification number specific				
9 representations – 3 sound / 2 not sound / 4 not stated				
MM ID Ref	Respondent Name	Organisation	Modification sound/ not sound	Summary of comment

36	Anna Hunter	Resident	Not Sound	Respondent states we should only be building only sustainable housing. Homes should have large rooms for flexibility and adaptability. Build well now with higher building regs to support sustainable housing that barely needs heating. A Passivhaus is possible in a large scale.
181	Cllr Malcolm Victory		Sound	Respondent states that it is pure gobbledegook and it is not inducive for people responding. Asp states that if there is a question whether the zero carbon targets are unjustified then the Inspectorate is out of touch with the real world and the government's policies.
193	Mr Philip Terence Newby		Not sound	Respondent states that they are unable to make any view due to poor presentation and requires better Presentation of Graphics.
226	Mrs Melanie Lindsley	The Coal Authority	Sound	Planning Team at the Coal Authority have no objections or specific comments to make in respect of the Main Modifications proposed.
505	Emily Hrycan	Historic England	Not stated	No comments to make on the proposed modifications to the plan.
506	Alice Watson	Natural England	Not stated	Respondent states that have no objection or detailed comment to make on the to the Schedule of Proposed Main Modifications and concur with the conclusions of the SA Report Addendum and HRA conclusions.
507	Not given	Lancaster Civic Vision	Sound	Commend LCC on its farsighted approach to tackling climate change at the local level. Support the mods generally but are concerned that they may be difficult to enforce.
514	Nicola Elsworth	Homes England	Not stated	No comments to make on the modifications to the plan.
517	Marcus Hudson	Lancashire County Council	Not stated	The School Planning Team request that as part of the amendments to the M01 Schedule of Main Modification Consultation Lancaster City Council take into consideration the new County Council School Site Criteria as part of infrastructure delivery especially in relation to Biodiversity Net Gain which is a new statutory requirement from November 2023. Additionally, the site must not be within flood zone 2 or 3 or subject to ground water flooding.