

## Project Specification

### Effectiveness of greenhouse gas emission policies in local development plans

#### Introduction

[ClimateXChange](#)<sup>1</sup> wishes to commission a desk based study on the use of Local Development Plan Greenhouse Gas Emissions Policies in determining planning applications, to assist Scottish policymakers.

#### Background

As part of a broader strategy for tackling climate change, the Town and Country Planning (Scotland) Act 1997 has been amended so that all planning authorities, when preparing a local development plan, must include policies for new buildings to avoid a specified amount of greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies. This is calculated on the basis of the approved design and plans for the specific development. The full legislative text is set out in Section 72 of the Climate Change (Scotland) Act 2009:

<http://www.legislation.gov.uk/asp/2009/12/contents>.

The Scottish Government reports annually to the Scottish Parliament on the effectiveness of local development plan greenhouse gas emissions policies. This is a legislative requirement of the Climate Change (Scotland) Act 2009. Annual reports are available from 2011 and the reports can be downloaded from the Scottish Government's website (<http://www.gov.scot/Topics/Built-Environment/planning/Policy/Principal-Policies/Sustainability/Section72Report>). The annual reports provide more detailed commentary on the legislative context, and are becoming more comprehensive over time.

#### Project Purpose

The aim of this project is twofold:

1. to understand the effectiveness of the policy requirement on reducing greenhouse emissions and the promotion of low and zero-carbon generating technologies
2. to inform statutory annual reporting on this matter by April 2016.

#### Project Objectives

To report on the analysis of planning applications in a sample of planning authority areas. The primary focus will be on quantitative data, although some qualitative analysis will also be required. The analysis will involve:

1. Assessing the number of planning applications of a type that have a heat demand, and resulting scale of development, both by planning authority and total
2. Assessing the number of planning applications that have an electricity demand, and resulting scale of development, both by planning authority, and total
3. Assessing the number of planning applications, and resulting scale of development, subject to and exempt from the greenhouse gas emissions policies both by planning authority and total (if exempt, why? E.g. development falling into exemption categories (if so which) within the policy or other material considerations)

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<sup>1</sup> For more information on ClimateXChange, the Scottish Government-funded Centre of Expertise on Climate Change, see [www.climatexchange.org.uk](http://www.climatexchange.org.uk)

4. Assessment of how and to what extent the planning policies are applied (including what type of developments and whether technology is approved as part of the consent or as a condition of the consent), by planning authority and total
5. Identifying the technology type required at the planning consent stage (including consent conditions), by planning authority and total
6. Identifying number, and if possible capacity and output, of each technology type required by consent (including conditions), all by planning authority and total
7. Identifying what type of technology (with associated numbers and if possible capacity and output) is required by consent (including conditions) for what type of development (are there any trends by development type, technology or planning authority?), all by planning authority and total. Technology list should include both the energy generating plant (eg biomass, pv etc and any associated distribution method eg district heating).
8. Identifying the percentage of applications and resulting scale of development (i.e. how many homes/ m<sup>2</sup> of non-domestic development) to which the planning policy was applied, both by planning authority and total.
9. Consideration of how many of the planning applications have resulted in construction going ahead to date, including assessment of whether the technology was provided and if so was it different to that consented and did it fulfil the conditions of the consent or the greenhouse gas emissions policy. This should identify the number and percentage of consented applications to which Section 3F policies were applied for which the consent remains valid but as yet not implemented (no building constructed). This should be considered by planning authority and total.
10. Based on 9 above, Identifying whether it is possible for planning authorities to reasonably enforce the condition; that is, whether or not the technology subject to condition is applied in practice. The aim is to examine if technology was different to that consented (or not applied) then there may be a question around the robustness (enforceability) of the conditions. This may be a problem of the wording of the condition or a problem of technology at the build stage. This should be considered by development type/ technology, by planning authority and total.
11. The data collected will be compiled into a single database on an individual planning application level. This database will be provided to Scottish Government in a format compatible for integration with / plotting on the Scotland Heat Map. Each planning application should be provided with full address and postcode and also include a British national grid reference and One Scotland Gazetteer Unique Property Reference Number, if possible.

Conclusions should have regard to the effectiveness of the application of the local development plan policies in making greenhouse gas emissions savings locally and nationally, identify any gaps, and make recommendations where appropriate

Conclusions should also address the extent to which these policies contribute to meeting the renewable heat target<sup>2</sup> in absolute terms based on the information gathered and in relative terms based on other action and activities in place to assist meeting the targets. A quantified estimate of current and future impact will also be required.

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<sup>2</sup> Information on the target can be found at page 13 of the draft Heat Generation Policy Statement with the latest data available on page 63 and 76 of Energy in Scotland 2015  
<http://www.gov.scot/Topics/Statistics/Browse/Business/Energy/EIS2015>

## Output

- At least one interim report for consideration by the Steering Group
- A final report
- Background data supporting the reporting
- The background data and final report should contain only data and information that can be referred to or otherwise published by the Scottish Government (considering freedom of information and data protection responsibilities).

Note - it is anticipated that the final report would be published on the ClimateXChange website.

A steering group will be established to confirm the specification and review interim findings. It will be supported by a broader review group, liaison with which will be managed through ClimateXChange.

## Sampling Focus

In 2014 the Scottish Government reported that 6 Local Development Plans containing greenhouse gas emissions policies had been adopted. While that number has now increased to 14, those more recent local development plans have not been in place for long. The study will therefore focus on the 6 Local Development Plan policies adopted as of 1 April 2014:

- **Aberdeen City Local Development Plan** 'Policy R7 Low and Zero Carbon Buildings' and 'Supplementary Guidance – Low and Zero Carbon buildings'
- **Aberdeenshire Local Development Plan** 'Policy 8 Layout, siting and design of new development' and 'Supplementary Guidance SG LSD 11: Carbon Neutrality in new development'
- **Comhairlie nan Eilean Siar Outer Hebrides Local Development Plan** 'Policy 3 Zero and Low Carbon Buildings'
- **Dundee City Local Development Plan** 'Policy 29 Low and Zero Carbon Technology in New Development'
- **Perth and Kinross Local Development Plan** 'Policy EP1 Climate Change, Carbon Reduction and Sustainable communities' and 'Sustainable Design and Zero Carbon Development Supplementary Guidance'
- **Highland Wide Local Development Plan** 'Policy 28 Sustainable Design' and 'Highland Sustainable Design Guide Supplementary Guidance'

It is also suggested that **North Ayrshire Local Development Plan** 'Policy P1 13 Carbon Emissions and New Buildings' is also considered as this policy approach encourages developers to either provide emissions savings that meet Building Standards targets or exceed those targets. However that plan was only adopted in May 2014.

These plans provide a good geographical spread including Islands, Rural, suburban and city areas.

## Timetable

The following key milestones are proposed:

- The project will start in **May 2015**, with an initial steering group meeting.
- Submission of an interim report by **Friday 21<sup>st</sup> August 2015**, to inform a meeting of the steering group in mid-late August.
- Submission of a final report by **Friday 18<sup>th</sup> September 2015**.

## Award Criteria

The quotation will be evaluated using the following criteria and weightings:

- Understanding the topic of research and quality of proposal 40%
- Qualifications of the research team 40%
- Value for money 20%

It is expected that the successful tender will demonstrate expertise in

- Scottish (development) planning policy and its implementation
- Analysis of on-line data sets, with reference to e-planning
- Sustainable building technology
- Climate change policy in terms of mitigation
- Project management and delivery to tight deadlines

We would expect the value of this project to be in the region of £20,000 (incl VAT). Please identify what you can deliver within this budget and timescale. If you are not able to deliver the project objectives in full for this amount, please also specify a total cost for delivery of the total project.

## Submission

Please send a brief proposal outlining the proposed research team's expertise and experience, alongside CVs for the proposed team, applicable day rates, number of person-days' work proposed and total cost.

Please also give a brief outline of the methodology and overall approach you propose, with an explanation of the rationale for your methodological choice.

Please provide a total quote that includes costs for

- 1 face-to-face initiation meeting with the project steering group in Edinburgh of approximately 2 hours
- 2 progress telephone meetings of approximately 1 hour
- 1 face-to-face meeting with the project steering group to discuss interim findings, to be held in Edinburgh for approximately 2 hours

Proposals need to be submitted to [lee.callaghan@ed.ac.uk](mailto:lee.callaghan@ed.ac.uk) and cc'd to [sarahgovan@sniffer.org.uk](mailto:sarahgovan@sniffer.org.uk) for evaluation by **5pm on Friday 1<sup>st</sup> May 2015**. Please contact Sarah Govan, the ClimateXChange knowledge manager (0131 651 4322) for this project, if you would like clarification of any of the above.