

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Planning & Infrastructure
DATE	21 May 2013
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Supplementary Guidance: Low and Zero Carbon Buildings
REPORT NUMBER:	EPI/13/094

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to obtain Committee approval of Supplementary Guidance for Low and Zero Carbon Buildings for public consultation. A copy of the Draft Supplementary Guidance is contained in Appendix 1.

2. RECOMMENDATION(S)

- 2.1 It is recommended that the Committee agree the Draft Supplementary Guidance for public consultation.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report, other than costs incurred through consultation and publicity related to the proposed guidance. Any such expenses incurred can be met through existing budgets. The implication for the priority-based budgeting is positive. Detailed topic-based guidance has value in reducing officer time spent on pre-application discussions, and will therefore prove beneficial in reducing costs. This relates to PBB option EPI PSD02 - Rationalise planning application management.

4. OTHER IMPLICATIONS

- 4.1 There are no known legal or equipment implications arising from this report.

5. BACKGROUND/MAIN ISSUES

- 5.1 Aberdeen Local Development Plan Policy R7 – Low and Zero Carbon Buildings requires a specified proportion of energy to be saved in new buildings through the use of Low and Zero Carbon generating technologies (LZCGT), for example using solar power. This policy is a requirement that has derived from the Climate Change (Scotland) 2009

Act. Supplementary Guidance was adopted in March 2012 to support the Plan to provide more detail and define the rate at which the proportion of energy to be saved from LZCGT would be increased.

- 5.2 Alongside changes introduced through the planning system there are planned staged increases to be introduced through the building standards, with an objective of reaching zero carbon by 2016/17.
- 5.3 The aim of the Supplementary Guidance was to track the increases in the building standards, ensuring that there is an equal proportion of technologies to other measures, but not to seek savings above the overall level set for building standards. The rationale for remaining within the overall requirement for building standards was to ensure that the saving had been robustly tested and was not going to have a significant impact on the deliverability of development.
- 5.4 Following the latest national review in the building standards, the energy requirement review has been delayed by one year and, subject to consultation, the increased percentage requirement will be lower than planned.
- 5.5 It remains important that new buildings are built to the highest energy standards, but it is recommended that the planning policy does not press ahead of the national building standards requirements at this time. To keep the policy in line with the present standards, and ensure that it is flexible enough to take into account future changes, amendments have been made to the Supplementary Guidance on Page 5 Increasing the Proportion of Low and Zero Carbon Generating Technologies. These changes would require that the percentage of LZCGT would be 50% of the saving required through the building standards energy requirements at the time when the application is granted consent.
- 5.6 In order for the revised guidance to have a statutory status linked to the LDP it must be subject to public consultation. The revised Draft Supplementary Guidance will therefore be made available for a six week period of public consultation.
- 5.7 Strategic Environmental Assessment Screening has been undertaken and it has been agreed with the Consultation Authorities that the changes are not likely to have significant environmental effects and an Environmental Report is not therefore required.

6. IMPACT

- 6.1 The Local Development Plan and associated Supplementary Guidance contribute to the following Single Outcome Priorities: 1 – We live in a Scotland that is the most attractive place for doing business in Europe; 2. We realise our full economic potential with more and better employment opportunities for our people; 10. We live in well designed,

sustainable places where we are able to access the amenities and services we need; 12 – We value and enjoy our built and natural environment and protect and enhance it for future generations.

- 6.2 The Local Development Plan and associated Supplementary Guidance supports the Council's Corporate Plan, in particular the aim of delivering high levels of design from all development, maintaining an up to date planning framework, promoting sustainable development.
- 6.3 The Local Development Plan and associated Supplementary Guidance contribute to "Aberdeen – A Smarter City" and the Smarter Environment by maximising the use of low carbon technology and materials, increasing energy efficiency and introduction carbon reduction measures in our processes and our housing and non housing assets to reduce our carbon footprint, save money and to bring people out of fuel poverty.
- 6.4 The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular Adoption of Supplementary Guidance to Local Development Plan and production of Technical Advice Notes.
- 6.5 This report is seeking agreement to undertake further work and consultation and there is no impact on equalities and human rights resulting from this report.

7. BACKGROUND PAPERS

- Aberdeen Local Development Plan – Proposed Plan
http://www.aberdeencity.gov.uk/Planning/ldp/pla_aldp_document_map.asp
- Appendix 1: Draft Supplementary Guidance: Low and Zero Carbon Buildings
- Appendix 2: Strategic Environmental Assessment Screening Determination

8. REPORT AUTHOR DETAILS

Daniel Harrington
Senior Planner
dharrington@aberdeencity.gov.uk
01224 523329