The Planning Inspectorate

EST 1909

The Evidence Base for Climate Change Policies

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Amended by

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Products Catalogue: Soundness Test Set

Soundness Test Set DPD1

For determining the soundness of all DPD Climate Change policies using an easily applied solution.

Origin:	**Planning Inspectorate**
Price:	**Expensive**
Payment Method:	**Telegraphic Transfer to Swiss Account**
Pack. & Delivery:	**Heavy Wooden Case**
Recommend this to your colleagues !	

Soundness

- Duty is to test the soundness of the **PLAN.**
  Section 20(5)(b) of the 2004 Act
- The evidence base is primarily used to:
  - Back up the soundness of a policy; or to
  - Back up the course of action chosen (SA); or to
  - Show there has been local community participation
- The examining Inspector will only be delving deeply if the evidence base seems flawed, unreliable or out-dated.

Four Steps to Soundness

- Proportionate evidence – only as much as is necessary. (¶ 4.37 PPS12)
- Plan the evidence.
- Up-to-date evidence. (¶ 4.37 PPS12)
- Delivery/viability evidence. (¶ 4.45 PPS12)

The main evidence base problems are that they are often too large and over-elaborate, or out-of-date, or missing

“Life is really simple, but we insist on making it complicated.”

Confucius

Plan Ahead !

- Start by setting out what evidence is needed.
- Take advice nationally (PAS) and locally.
- Show that the right choices have been made – the most reasonable alternatives. (¶s 4.36 & 4.37 PPS12)
- Use evidence from elsewhere.
- Brief consultants – get feed back.
- Non-technical summaries to long studies.
- Do brief updates to old studies.
- Show that differences from national and regional policies are justified.
- Do viability assessments.
- Go back afterwards checking each policy has a clear justifying evidence trail.

Climate Change Evidence

Climate Change Evidence

Only dealing with decentralised energy and sustainable building

– not renewable and low carbon energy generation

Climate Change Policy Tests

- Provide an evidence-based understanding of the local feasibility and potential.
- Set out target percentages.
- Set out site-specific targets where opportunity.
- Set out type and size of development for targets, with clear tested rationale.
- Demonstrate the local circumstances which warrant and allow higher levels of building sustainability than nationally.
- Demonstrate viability having regard to overall development costs and avoid adverse impact of the development on the community (supply and pace).

Inspector's Concerns

- Any policies for Code/Non Domestic levels in advance of the national timescales need to be justified.
- Thresholds, percentage levels, specific sites, and development types have to be explained and justified.
  - Viability therefore needs to be considered in the round. So for area-wide policies, what type and scale of development do you expect across the plan period? Land values, affordable housing S106s and CIL contributions all have to be factored in.
- Feasibility – not all types of renewables are suited to all types of development.
- Delivery – how will the requirements be delivered?
  - Have infrastructure providers (e.g. Energy Service Companies) been consulted or identified? What infrastructure is required and who will maintain it?
- Are the policies flexible? (i.e. means and viability).

NB a new Code for Sustainable Homes has been issued earlier this month (so old LPA viability studies may no longer apply),

Policy Tips

Policy Tips

- Are the policies sufficiently flexible?
  - Do they inhibit the developers ability to reduce emissions in the most effective way, or are they constrained by stringent policies on renewables. Do they permit the Gov's "Allowable Solutions": that is, are they able to meet CO_2 reduction targets through greater efficiency, investment off-site etc?. And do they allow the developer some leeway in the event of particular sites being unfeasible or unviable?
- Avoid references to "on-site".
  - Definitions should be wider, recognising that offsite, near site or 'low carbon' alternatives may be preferable.
- Check that all policies for thresholds and types have been explained and justified, e.g., sizes and retail/offices/domestic.

Policy Tips

- Higher levels of the Code being achieved for publicly funded development are not sufficient justification for the private sector.
- Consider whether the policies would encourage more greenfield development due to feasibility and viability arguments and whether this is the most appropriate option.
- How is the policy specific to the local area?
- What specific opportunities exist already in the area or for planned development?

Policy Examples

Policy Examples

the policy and evidence examples are now a little old:

- Chorley – first Sustainable Resources DPD: Sept 2008 (not a good example).
- Aylesbury AAP – Policy BH7.
- North West Cambridge AAP – Policy NW24.
- Tonbridge & Malling Managing Development and the Environment DPD – watch for the report early 2010!

Aylesbury AAP – Policy BH7

Policy	Target	Output indicator
BH7	All new homes within the masterplan area should meet Code for Sustainable Homes Level 4 up to 2016 and Level 6 beyond	Approved residential development achieving Code for Sustainable Homes Level 4 accreditation before 2016 and meeting Level 6 after 2016 (AMR 33A)

http://www.urbandesignlondon.com/wordpress/wp-content/uploads/308_monitoring_framework.pdf

North West Cambridge AAP – Policy NW24

Policy NW24: Climate Change & Sustainable Design and Construction

1. Development will be required to demonstrate that it has been designed to adapt to the predicted effects of climate change;
2. Residential development will be required to demonstrate that:
   a) All dwellings approved on or before 31 March 2013 will meet Code for Sustainable Homes Level 4 or higher, up to a maximum of 50 dwellings across the site. All dwellings above 50 will meet Code for Sustainable Homes Level 5 or higher (these Levels include water conservation measures);
   b) All dwellings approved on or after 1 April 2013 will meet Code for Sustainable Homes Level 5 or higher;
   c) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.
3. Non residential development and student housing will be required to demonstrate that:
   d) It will achieve a high degree of sustainable design and construction in line with BREEAM "excellent " standards or the equivalent if this is replaced;
   e) It will reduce its predicted carbon emissions by at least 20% through the use of on-site renewable energy technologies only where a renewably fuelled decentralised system is shown not to be viable;
   f) It will incorporate water conservation measures including water saving devices, greywater and/or rainwater recycling in all buildings to significantly reduce potable water consumption; and
   g) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.
4 Decentralised energy will be required at North West Cambridge to meet the targets specified above. The form of decentralised energy system to be used will be determined on the basis of minimising carbon and greenhouse gas emissions. The system will need to serve the whole site unless there are specific circumstances which would render it inappropriate.
5. The above requirements are subject to wider viability testing.

http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=908354

Tonbridge & Malling Managing Development and the Environment DPD

- The MDE DPD was adopted by the Council on **20 April 2010**; it contains development management policies aimed at maintaining and enhancing environmental quality whilst preserving sense of place.

Policy CC1

1. All proposals for new development, building conversions, refurbishments and extensions will be required to incorporate passive design measures to reduce energy demand. Proposals will be required to be well insulated and air tight and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer. This should be achieved by such of the following means as practicable:

   (a) orientating windows of habitable rooms within 30^0 degrees of south and utilising southern slopes;
   (b) locating windows at heights that allow lower sun angles in the winter and installing shading mechanisms, for example awnings, to prevent overheating during summer months;
   (c) using soft landscaping, including deciduous tree planting, to allow natural sun light to pass through during the winter months whilst providing shade in the summer;
   (d) integrating passive ventilation, for example wind-catchers installed on roofs; and
   (e) planting green roofs to moderate the temperature of the building in order to avoid the need for mechanical heating and/or cooling systems.

2. The achievement of Code Level 4 of the Code for Sustainable Homes will be encouraged in all proposals for new residential development, (excluding extensions and conversions). Water efficiency measures including the installation of storage facilities for the harvesting of rainwater for external and internal water use should be included in meeting Level 4.

3. Proposals for new residential development will not be permitted unless at least 10% of the estimated CO_2 emission savings for each new dwelling are achieved from installed low or zero carbon technologies[19]. The calculation of the annual energy demand for each new dwelling will be required to include the energy use for space heating, water heating, fixed lighting and ventilation and also the energy use from cooking and other appliances, (where supplied with the dwelling) as required by the Code for Sustainable Homes. For major developments, site-wide strategies incorporating larger installations such as combined heat and power will be encouraged.

4. Conversions of properties to residential use will not be permitted unless BREEAM's Homes 'Very Good' Standard is achieved.

5. Proposals for new office (B1) or retail and related development (A1, A2, A3 and A4) (excluding extensions) will not be permitted unless savings of at least 10% of the estimated CO_2 emissions are achieved from installed low or zero carbon technologies. In addition, proposals for new office or retail and related development of more than $1000m^2$ (including extensions) will not be permitted unless they achieve the relevant BREEAM 'Very Good' Standard. For all other non-residential development Policy NRM11(i) of the South East Plan will apply.

6. In all cases, the Council will have regard to the impact of these requirements on the viability of development.

http://www.tmbc.gov.uk/assets/planning_policy/LDF/MDE_DPD/Adoption/MDE_DPD_April_2010.pdf

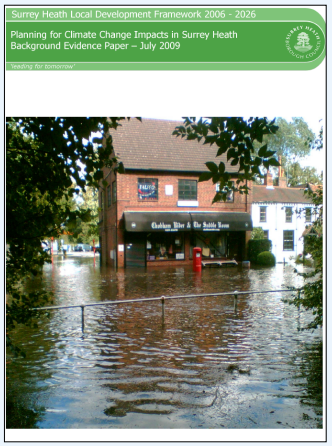
Evidence Examples

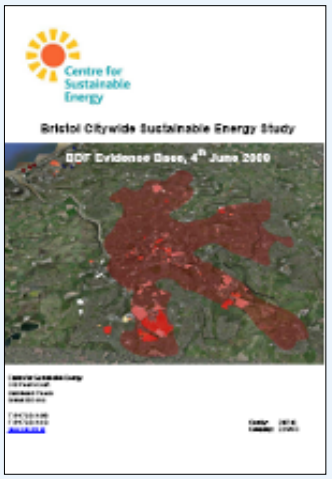
Dover Core Strategy Evidence Base – Sustainable Construction and Renewable Energy: January 2009

- Dover District particularly affected by climate change:
  - Sea level change; Rainfall and temperature; Water scarcity
- Need to transform performance of existing ageing stock.
- Disproportionate social impacts.
- Costs of carbon reduction currently high.
- District has potential sources of renewable energy.
- Justifies policy standards higher than proposed Building Regs changes.
- But no viability costing “in the round”.

http://www.dover.gov.uk/docs/IR%20Dover%20CS%20Report%20250110.doc.

Evidence Examples





- Planning for Climate Change Impacts in Surrey Heath: Background Evidence Paper – July 2009
  - http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/backgroundsurveys.htm
- Tonbridge's Evidence Base for Carbon Emissions Reduction Policies – December 2008
- Hastings Borough Renewable and Low Carbon Energy Study – Aug 2009
  - http://www.hastings.gov.uk/ldf/energy_study.pdf
- Bristol Citywide Sustainable Energy Study – June 2009
- http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/bristol-development-framework/bristol-citywide-sustainable-energy-study.en
- ***BUT*** *no overall viability and CSs not Examined yet – all 2010.*

“Everything should be made as simple as possible, but no simpler”

Albert Einstein

Keep It Simple