Bath & North East Somerset Council

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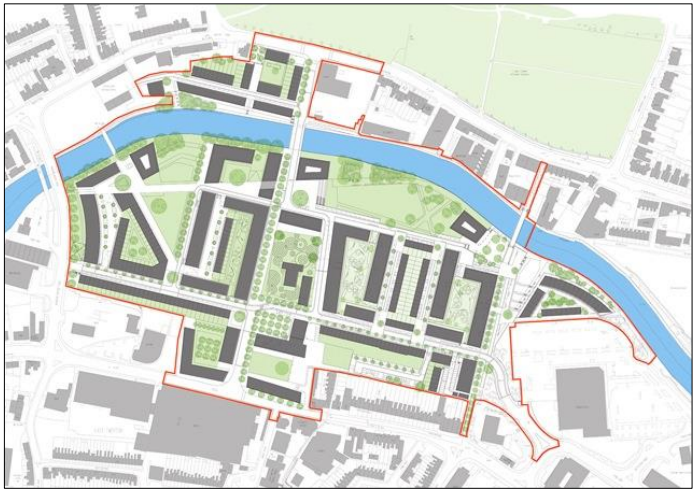
Overview

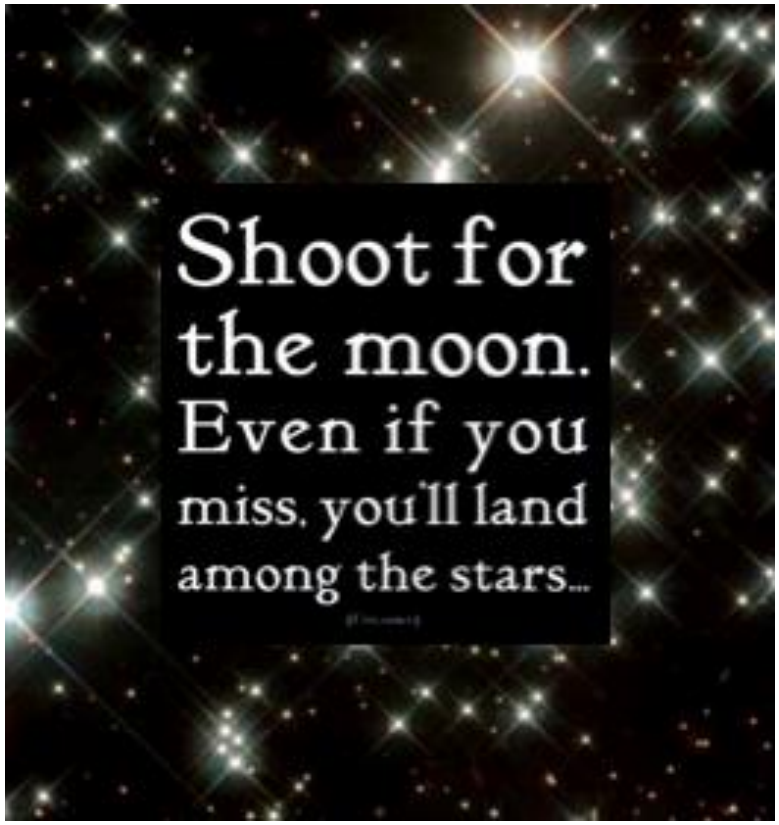
- Policy history
- Current policy approach
- Enforcement plan
- Others' approach
- Next step: Our New Local Plan

History: Bath Western Riverside SPD

- 10% Merton Rule since 2008 = heat network in Crest Nicholson residential development



History: Core Strategy – adopted July 2014



- CfSH 5 on some sites, where viability was demonstrated, plus BREEAM Excellent
- Housing Standards Review = **Inspector Simon Emerson deleted policy** – citing inconsistency with Gov't direction of travel

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Post-Deregulation Act: Placemaking Plan 2015

Uncertainty =
small and well-defended

POLICY SCR1: On-Site Renewable Energy Requirement

On-site renewable energy requirement

Developers of major proposals above a threshold of 1,000 square metres or 10 dwellings, excluding Industrial B2 and B8 uses, will be required to provide sufficient renewable energy generation to reduce carbon emissions from anticipated (regulated) energy use in the building by at least 10%.

Supplements Core Strategy policy CP3 Renewable Energy.

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Evidence: Regen SW & Cathy Hough (here)

	Technical Viability				Financial Viability			
	10% R	10% T	20% R	20% T	10% R	10% T	20% R	20% T
Domestic:								
Single Dwelling					n/a	n/a	n/a	n/a
200 Units					£749-£855	£1,311-£1,520	£1,489-£1,520	£2,598-£3,040
Flat Development					£429-£455	n/a	n/a	n/a
Non Domestic:								
Mixed Use					£3.9/m2	n/a	n/a	n/a
Industrial		n/a		n/a	£3.2/m2-£16.0/m2	n/a	n/a	n/a

Table 1: Summary of results technical and financial viability assessment for on-site renewables policy SCR1

Key:
10% R = carbon emissions from regulated sources of energy reduced by 10%
10% T = carbon emissions from total sources of energy reduced by 10%
20% R = carbon emissions from regulated sources of energy reduced by 20%
20% T = carbon emissions from total sources of energy reduced by 20%
n/a = analysis not conducted (option already precluded by preceding analysis, or data not available)

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Viability testing

Incorporated the figures from our research into the overall Placemaking Plan viability study: Found viable

Regulated emissions delivered via on-site renewables

5.31 The Council has advised that the cost of its on-site renewable energy target amounts to £3.91 per square metre (GIA). We have incorporated this cost into our appraisals.

5.32 For commercial development, the Council has advised that the average additional cost of installing solar PV panels into a mixed use development across the Bath Enterprise Area is £9.60 per square metre.

BNP PARIBAS REAL ESTATE

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Inspector Clare Sherrat's Main Question

"Is Policy SCR1 consistent with national policy which supports the introduction of sustainable construction improvements through national described standards?"

Answer:

YES! Full adoption imminent, no further questions from the Inspector

Implementation: Issues

- Developers not clear on the baseline, submitting range of documents = hard for development management (DM) to evaluate
- Developers wanting to count energy efficiency
- Lack of awareness/ implementation by DM
- Lack of follow-up – has it actually be installed?
- Useful study on Cambridgeshire

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Implementation: Our approach

- Very clear instructions for developers
- Format that's easy for planners to assess
- Compliance tables as part of the registration requirement
- Engagement: Workshop with DM to develop the approach – DM co-led this. Support from managers. Briefing for DM Committee Members.
- Compliance is Conditioned

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Implementation: Historic Buildings

Lots of them in our area (c6000 listed). Separate track – can count energy efficiency but still have to demonstrate 10% carbon reduction.

	ENERGY TABLE 1A: Expected compliance with Policy SCR1 - For new build and renovation projects on non-historic buildings	KG CO2/ year
A	Target Emissions Rate (TER) for the building to comply with Part L	
B	Additional CO2 reductions anticipated from energy efficiency measures in the design that exceed compliance with Part L	
C	Additional CO2 reductions anticipated from gas-fired CHP in the design that will exceed compliance with Part L	
D	BASELINE FOR CALCULATING COMPLIANCE WITH SCR1 = A- (B+C)	
E	CO2 reduction from renewables included in the design	
F	CO2 reduction from renewables expressed as a percentage of the baseline = (E/D) X 100. THIS MUST EXCEED 10%	%

	ENERGY TABLE 1B: Expected compliance with Policy SCR1 - For renovation projects on traditionally constructed historic buildings	KG CO2/ year
A	Target Emissions Rate (TER) for the building to comply with Part L. BASELINE FOR CALCULATING COMPLIANCE WITH SCR1	
B	CO2 reductions anticipated from energy efficiency and renewable energy measures in the design that exceed compliance with Part L	
C	CO2 reduction from renewables expressed as a percentage of the baseline = (B/A) X 100. THIS MUST EXCEED 10%	%

ENERGY TABLE 2A: List of renewable technologies to comply with Policy SCR1- For new build and renovation projects on non-historic buildings				
Technology type (e.g. PV, solar thermal, biomass)	Description e.g. efficiency rating, area/number and power rating in KW of plant if more than one is to be used	Planned installed capacity from this technology (KW)	Estimated annual generation (KWh)	Total CO_2 saving from this technology ($kgCO_2/yr$)
Sample: *Solar PV*	*226 sq ft of 345W PV panels, 16% efficiency*	*3KW*	*2550 kWh*	*1045*
TOTAL				[THIS MUST BE EQUAL TO "E" IN ENERGY TABLE 1]

ENERGY TABLE 2B: List of renewable energy and energy efficiency measures to comply with Policy SCR1- For renovation projects on traditionally constructed historic buildings				
Technology type (e.g. PV, solar thermal, biomass)	Description e.g. efficiency rating, area/number and power rating in KW of plant if more than one is to be used	Planned installed capacity from this technology (KW)	Estimated annual generation (KWh)	Total CO_2 saving from this technology ($kgCO_2/yr$)
Sample: *Solar PV*	*226 sq ft of 345W PV panels, 16% efficiency*	*3KW*	*2550 kWh*	*1045*
Sample 2: *Loft Insulation*	*Sheepswool*	*N/A*	*N/A*	*2000*
TOTAL				[THIS MUST BE EQUAL TO "E" IN ENERGY TABLE 1]

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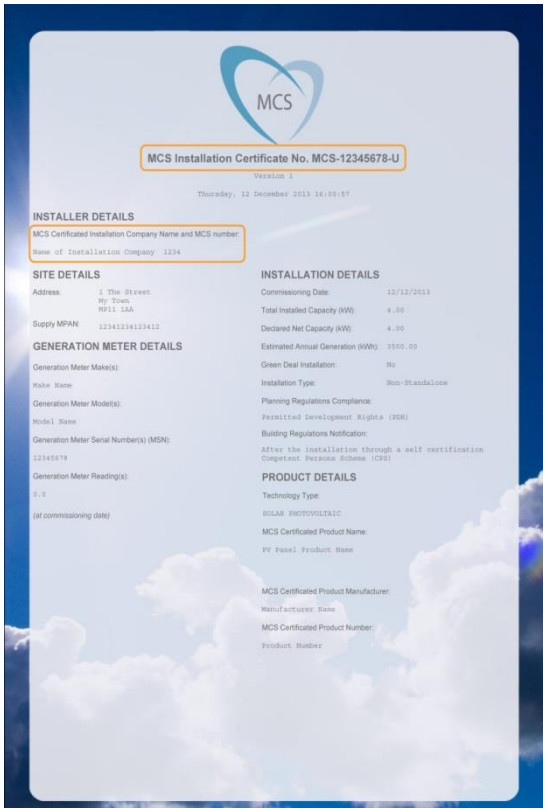
Condition for Reserved Matters and Full Planning Applications

- Re-complete the tables showing what they've actually done
- Attach the MCS Certificate: by the installer stating that the equipment is live and connected


MCS

MCS Installation Certificate No. MCS-12345678-U

Version 1

Thursday, 12 December 2013 16:00:57

INSTALLER DETAILS

MCS Certificated Installation Company Name and MCS number:

Name of Installation Company 1234

SITE DETAILS

Address: 1 The Street, My Town, MP11 1AA

Supply MPAN: 12341234123412

GENERATION METER DETAILS

Generation Meter Make(s):

Make Name

Generation Meter Model(s):

Model Name

Generation Meter Serial Number(s) (MSN):

12345678

Generation Meter Reading(s):

0.0

(at commissioning date)

INSTALLATION DETAILS

Commissioning Date: 12/12/2013

Total Installed Capacity (kW): 4.00

Declared Net Capacity (kW): 4.00

Estimated Annual Generation (kWh): 3500.00

Green Deal Installation: No

Installation Type: Non-Standalone

Planning Regulations Compliance:

Permitted Development Rights (PDR)

Building Regulations Notification:

After the installation through a self certification Competent Persons Scheme (CPS)

PRODUCT DETAILS

Technology Type:

SOLAR PHOTOVOLTAIC

MCS Certificated Product Name:

PV Panel Product Name

MCS Certificated Product Manufacturer:

Manufacturer Name

MCS Certificated Product Number:

Product Number

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Elsewhere… South Gloucestershire Council New Local Plan June 2016 No queries from Inspector

POLICY PSP6 - ONSITE RENEWABLE & LOW CARBON ENERGY
Major development proposals will be expected to provide sufficient renewable and/or low carbon energy generation on or near the site, to reduce total annual electricity and gas use in the building(s) in line with the energy hierarchy below, by at least 20%, providing this is practical and viable: 1. minimise end-user energy requirements; 2. incorporate renewable energy sources; 3. incorporate low-carbon energy sources. All major development proposals[2] should ensure the design and orientation of roofs will assist the siting and efficient operation of solar technology. All major greenfield development should also include measures to reduce carbon dioxide emissions from energy use in accordance with the above energy hierarchy. The Council will take positive account of and support development that provides further energy efficiency, renewable and low carbon energy measures on or near site, where measures comply with other policies of the plan.

Cornwall: West Carclaze Site Specific Policy

2. The provision of eco-communities at West Carclaze/Baal and Par Docks…

***The proposals should be** led by a masterplan and design code that will set out the framework for the development, and reflect the aspiration for environmental quality, including the delivery of all of the following alongside the other policies of this plan: [including]*

- *Meeting all of the regulated energy requirements of the development from renewable and low carbon sources on or near to the site*

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Offsite & off developer's balance sheet?

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Ideas for new Local Plan

- Zero carbon on Strategic Sites, working across the West of England Authorities
- 20% Merton Rule for majors, 10% for minors
- Allowable Solutions, based on London
- BREEAM requirement
- Smart and storage policy – how?
- EV policy –best practice?
- Building overheating policy – how?
- Devolved powers ala GLA?

Policy in London for zero carbon has diverged significantly from the rest of England. The legislation which established the GLA – the Greater London Authority Act 1999 provides the Mayor with a range of powers. Section 30 of the Act sets out that the Mayor has the power to do anything which he or she considers will further one or more of the GLA's principal purposes which include 'promoting and improving the environment of Greater London'. In exercising these powers the Mayor must have regard to the effect on: the health of persons in Greater London; the achievement of sustainable development in the UK; and on climate change. This forms the underpinning for a zero carbon homes policy in London. Zero carbon in London is significant for the industry because one over a sixth of all new homes built in England are in the capital.

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Thanks for listening – help needed!