

Carrot and Stick: the Scottish Built Environment and Climate Change

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Climate Change Bill

- 80% reduction CO2 emissions by 2050 (UK target – 60%)

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Carrot

- Energy performance certificates
- Financial assistance – eg. £18.8M Climate Challenge Fund
- Permitted development rights for microgeneration

Stick

- Energy performance standards for new buildings (Scottish Building Standards & Building Regulations) – holistic approach to insulation, boiler efficiency, etc

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Planning Policy – flexible stick?

- Scottish Planning Policy (SPP) 6 Renewable Energy
- Planning Advice Note (PAN) 84 Reducing Carbon Emissions in New Development

www.scotland.gov.uk/Topics/built-environment/planning

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Planning Policy – flexible stick?

- **Location**
 - Proximity to uses encourages non car use
 - Higher density development = more efficient land use
 - Re-use of existing buildings reduces needs for production of new materials
- **Siting**
 - Shelter – land form, trees, other buildings – reduces exposure and loss of energy from buildings
 - Orientation to maximise solar gain
- **Building design**
 - Layout – habitable rooms to south

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Planning Policy – flexible stick?

- on-site zero and low carbon equipment
 - all planning applications since March 2007 for 500+ sq.m. should incorporate LZC equipment contributing at least an extra 15% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard (SPP6)
 - LZC equipment – eg. biomass, micro-wind, solar power, ground source heat pumps

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Planning Policy – how does this work?

- Application for planning permission required for “development”
- Planning policy is material consideration in deciding application for planning permission

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Weaknesses

- Focus on new, not existing, buildings
- Requirement to provide, not to continue
- Some regulators lack expertise
- Inconsistencies between controls
- Interpretation and application
- Obstacles to improving existing buildings

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**Are the carrots and sticks
working?**