

Review of the Edinburgh Standards for Sustainable Building (ESSB)

Planning Committee
15 May 2008

1 Purpose of report

- 1.1 To present to Committee the findings of the first review of the Edinburgh Standards for Sustainable Building (ESSB).

2 Summary

- 2.1 The Edinburgh Standards for Sustainable Building were approved by the Planning Committee on 5 October 2006 and implemented from 1 May 2007. Regular reviews were agreed and in a fast changing subject the opportunity has been taken to highlight implications of emerging key national policy development and lessons from initial implementation. Some 120 cases are being progressed contributing significantly to improved sustainability throughout the city. Recommendations are made to the Committee for limited changes to the Standards and the Procedures. This is due to the short period the policy has been operation and to more significant changes anticipated at national level within the coming year.

3 Main report

- 3.1 The Edinburgh Standards for Sustainable Building were approved in October 2006 and implemented from May 2007. Committee requested that the application of the standards be reviewed regularly. A first review, after one year's operation, is attached as appendix 1.
- 3.2 A review of recent national policy developments in the fields of climate change, planning and building standards shows that the ESSB responds well to new policy, but highlights further changes that may soon have significant impacts. This particularly relates to the Sullivan Report 'A Low Carbon Building Standards Strategy for Scotland' on further energy measures to be introduced

in amended Building Standards (Scotland) that will take the energy standards considerably beyond those in the ESSB and which are likely to be introduced from next year for implementation in 2010 onwards. The ESSB also contains a wide range of standards for other aspects of sustainable building.

- 3.3 Initial experience of implementing the ESSB is analysed. Even the ESSB energy standards, at levels well below those proposed by Sullivan, have proved challenging, but preliminary results show an additional 25% Carbon Dioxide reduction over those required by the amended Building Standards with potential additional annual CO₂ savings of some 12,000 tonnes. There has been considerable contribution by the development industry towards achieving this which should be acknowledged. There can be no doubt that the policy is leading to new investment, considerable in terms of new technologies and infrastructure, but also in terms of the growth of consultancies, knowledge, skills, experience and employment in this emerging field. As a consequence, the city's profile in promoting sustainable building is also being recognised. The ESSB policy has already been used to form good practice guidance for others by COSLA and English Partnerships.
- 3.4 Given the further major changes being proposed to National Policy and the short period since the introduction of the ESSB, only minor changes to the standards themselves and to the procedures for their implementation are recommended. These involve the following:
- Clearer statements on some of the standards and their application
 - Refinements in applying the scoring regime
 - Scope for negotiation by officials in certain types and size of development
 - Progress of an award system
- 3.5 Recommendations are also made, given the implications of organisational change, to monitor and review alternative approaches to the ESSB policy field and to prepare a corporate response to issues raised in the Sullivan report between planning and building standards regimes.

4 Financial Implications

4.1 None

5 Conclusions

- 5.1 Meeting the Edinburgh Standards for Sustainable Building, particularly on energy/CO₂ reduction, has proved challenging but is producing significant results. However, there is no doubt that they are proving a very practical and valuable stepping stone for the industry to meet the rising standards proposed in the near future. Limited changes are recommended. As these changes relate to implementation rather than policy, it is proposed to introduce them shortly, when other parties have been informed.

6 Recommendations

6.1 It is recommended that Committee :

- (1) notes the report attached at Appendix 1 : The Edinburgh Standards for Sustainable Building – First Review; and
- (2) approves the recommendations contained in Section 3 for implementation from 1 July 2008.



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Appendices	Appendix 1: The Edinburgh Standards for Sustainable Building – First Review
Contact/tel	Will Garrett – 469-3636 John Rosser – 469-3762 Mike Armstrong - 469 3664
Wards affected	City Wide
Background Papers	The Edinburgh Standards for Sustainable Building, Report to Planning Committee, 5 October 2006 ESSB Sustainability Statement S1 Form

APPENDIX 1

The Edinburgh Standards for Sustainable Building (ESSB) First Review - May 2008

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1.0 Recent National Policy Development

1.1 Introduction

Since the publication of the Edinburgh Standards for Sustainable Building as supplementary planning guidance in October 2006, a number of changes have occurred with regard to Scottish Government sustainability policy and other factors. A brief update is given on these below. After a brief description of the policy changes, the implications for the ESSB are assessed.

Major changes proposed for the Building Standards to be brought in next year for implementation in 2010 are highlighted. Due to these and the short period of operation of the ESSB of less than a year, the review proposes that change to the policy should be restricted. The development sector is also still determining routes for achieving the Standards and it is considered that too much or too significant change may hinder this progress.

Recommendations arising from this policy context (Section 1) and from implementation experience (Section 2) are gathered together in Section 3. For the most part, the recommendations concentrate on clarification and a more 'sensitive' operation of the policy to incentivise better implementation.

1.2 Climate Change Policy

In March 2007, Edinburgh together with all other Councils in Scotland signed the Scottish Climate Change Declaration. The Declaration acknowledges the reality and importance of climate change and is a means of demonstrating local leadership and commitment to reducing greenhouse gas emissions and promoting the sustainable development of local communities.

This has now been followed by a Scottish Government Consultation paper on proposals to be included in the Scottish Climate Change Bill. This sets out a framework towards reducing national CO₂ emissions by 80% by 2050.

The consultation is to be accompanied by a draft Adaptations Strategy which may have consequences that the ESSB will have to address in time.

1.3 Implications for ESSB

The ESSB is a significant tool in taking forward objectives for sustainable communities and reductions in green house gases. This is reflected in the way the ESSB has become the subject of several UK and Scottish 'good practice' guides on the role local authorities can play as promoted by COSLA/ The Energy Savings Trust and English Partnerships/The Housing Corporation.

Many of the aspects of Climate Change Policy are covered by the ESSB and, as demonstrated below in Section 2, the application of the policy is demonstrating additional savings in CO₂ emissions over and above those required by the Building Standards alone.

1.4 National Planning Policy

Shortly after the approval of the ESSB in October 2006, the Planning etc. (Scotland) Act 2006 became statute. This confirmed sustainable development as one of the three key objectives of the Planning system.

In early 2007 the Scottish Executive issued a Consultation Paper 'Statutory Guidance on Planning and Sustainable Development' which highlights the following areas of activity as being particularly important for Planning and Transport consideration:

- Climate Change Mitigation
- Sustainable Modes of Transport
- Low and Zero Carbon Building
- Environmental Enhancements.

In March 2007, the Scottish Government issued Scottish Planning Policy 6 (SPP 6) Renewable Energy. This SPP sets out how the planning system should manage the process of encouraging, approving and implementing renewable energy proposals when preparing development plans and determining planning applications. Whilst concentrating on wind farms, it also gave support for the first time to seeking a 15% reduction (or more in the case of significant or master planned developments) in a development's CO₂ emissions over Building Standards requirements through Low or Zero Carbon Technologies (LZCT's) for on site energy generation equipment.

Further advice is provided in Planning Advice Note 84 (PAN 84) published in March 2008 on applying the target set out in SPP6 Renewable Energy, to reduce carbon dioxide (CO₂) emissions from new development. This includes methodologies for calculating emissions from domestic and non-domestic buildings. A similar methodology is used in the ESSB Priority Standards. It also includes advice on statements to accompany outline planning applications, model conditions and a provision for carbon savings elsewhere through Section 75 Legal Agreements where on-site technical constraints exist.

In March 2008, the Scottish Government has also issued a consultation document entitled "Permitted Development Rights for Domestic Microgeneration Equipment" concerning the relaxation of permitted development rights. This is to be the subject of a separate report to the Planning Committee.

1.5 Implications for ESSB

The ESSB accords well with the objectives of the new Planning Act and recent Scottish Government guidance. Principle 3 of the ESSB which covers Energy and on-site generation technologies does differ in some detail from SPP6 in terms of scope, thresholds and percentages. However, it should be noted that the development of the ESSB had commenced well before even the consultation on SPP 6 and on changes to the Building Standards in 2006.

The main difference from both these changes is a clearer emphasis that energy efficiency is the preserve of the Building Standards regime, whereas on-site energy generation is to be sought through the planning process. However, there remain advantages in including both approaches on efficiencies and on-site generation in the ESSB. It has provided an ability to respond to the circumstances of individual developments, particularly smaller ones, where it has been possible to achieve greater emission reductions through efficiencies where constraints exist on provision of LZCT's. For these reasons, it is recommended that Priority Standard 1 on efficiency should be retained in its current form

SPP 6 introduces guidance for on-site energy generation - as covered by Priority Standard 2. Whilst the percentages recommended in SPP6, 15% or more for larger development, are broadly in line with those of the ESSB of 10 and 20% - there is more emphasis on Low and Zero Carbon Technologies (LZCT) which can use conventional fuels in 'shared' district systems or 'combined' heat and power systems, rather than Renewables per se. It is recommended that wording for Priority Standard 2 (and the title of Principle 3) be changed to reflect the term LZCT, rather than Renewable Energy Generation and that the wording of Priority Standard 2 be simplified. A reference to PAN 84 and the demonstration of CO2 emission calculations in a summary table would assist assessment.

1.6 Building Standards

Amendments to the Building Regulations were introduced on 1 May 2007 which reinforced a carbon emissions approach and introduced appropriate calculation methodologies. It appeared prudent to base the calculation methodologies for the ESSB energy standards on the same approach and this was adopted together with the same date for the implementation.

In September 2007, the Scottish Government produced 'A Low Carbon Building Standards Strategy for Scotland' (The Sullivan Report). The panel that produced the report made 56 recommendations to the Scottish Government, the majority of which are within the remit of the Scottish Building Standards Agency (SBSA) – now part of the Directorate of the Built Environment. The Scottish Government will have to consider the cost implications but the panel's recommendations include:

- staged increases in energy standards in 2010 and 2013 to substantially reduce carbon emissions from new buildings to achieve zero carbon by 2016. For non-domestic buildings, CO2 savings of 50% and for domestic buildings CO2 savings of 30% more than 2007 Building Standards are to be required for developments starting on site in 2010;
- the aim of net zero carbon emissions for space heating, hot water, lighting and ventilation within the next 10 years, if practical;
- the ambition of total-life zero carbon buildings by 2030.

If accepted, these proposals will provide a step change in the requirements for CO2 savings in the near future. The Sullivan report suggests that “as energy standards in building regulations become more demanding it will be necessary to reconsider the role of planning”. It’s concerns relate to the balance between LZCT’s and energy efficiency “the installation of low carbon equipment is unlikely to produce cost effective reductions in carbon dioxide emissions without energy efficiency measures”. It goes on to make a strong recommendation that energy standards should only be dealt with at the national level and under the building regulations. It argues SPP 6 should be withdrawn.

1.7 Implications for ESSB

Experience with the ESSB suggests that the sort of energy efficiency targets recommended by the Sullivan Report for 2010 could well have LZCT requirements for new buildings. Buildings still need to get their energy from somewhere, however efficient their envelope, and these could have external design implications. In addition to the planning process encouraging an early consideration of these issues being built into designs from the outset (and hence helping to reduce costly changes later), they also raise material implications relating to the appearance of buildings. The Sullivan Report goes on to recommend “further consideration of the appropriate split of responsibilities for local energy generation between planning and building standards” (see the Report’s Summary) be made. Views are sought as to how Planning in conjunction with Building Standards might contribute to this process and it is proposed the Council should draft a corporate response.

2.0 ESSB – Progress and Implementation Issues

2.1 Applications Progress

The Sustainable Development Team in Planning was set up in March 2007 and has undertaken a considerable number of awareness raising and conference presentations to all sectors of the development industry. Much of this was carried out with a view to raising awareness of the Standards before going live in May 2007, as committee intended.

Some 120 cases have been assessed at pre-application / application stages by the Team. This experience has resulted in some suggested changes to the operation of the policy. These are detailed in the Recommendations in Section 3.

The Team is now preparing Training to mainstream the operation of the policy across those Development Management teams assessing 'major' applications.

2.2 Assessed Additional CO2 Reductions

An analysis of a sample of applications showed, on average, a saving per application over Building Standards requirements of 100 tonnes of CO2 or an improvement over Target Emissions Rates of some 27%. This achievement was in part due to one very large application performing very well. If this performance is continued over the year, and subsequent applications support this, 120 major applications would lead to an annual reduction over Building Standards requirements of some 12,000 tonnes of CO2. This is not just for their first year but every year these developments remain in operation.

No financial analysis has taken place, but from this experience it is considered that the policy is leading to considerable investment both in terms of new technologies and infrastructure and also in terms of the location and growth of consultancies, knowledge, skills, experience and employment opportunities.

2.3 Application of the Standards – Outline Planning Applications

At the time of the publication of the ESSB, the notes for Guidance stated that the submission of a Sustainability Statement S1 Form was not required for outline applications 'in most cases'. This has led to some confusion, particularly where outline applications have been received for large regeneration areas such as Leith Docks. Often these applications are accompanied by Development Frameworks and Master Plans which offer particular opportunities to address sustainable development by identifying area wide strategic approaches, particularly to reducing climate change impacts. It is proposed that the approach to Outline Applications be clarified.

2.4 Application of the Standards – Listed Building Consent Applications with accompanying Full Planning Application

The refurbishment and reuse of a listed building is a sustainable objective in its own right for which points are awarded under the ESSB. There have been applications of the policy in a very small number of cases where the changes requiring planning consent have been smaller than the criteria included under the definition of 'major' planning application. Therefore, it is proposed that where a planning application associated with a listed building consent does not meet the 'major' planning application threshold for the ESSB, then the policy will not apply. It should be pointed out that the Edinburgh Standards for Sustainable Building give primacy to Conservation Area and Listed Building Legislation, recognising that applications covered by this Policy may struggle to achieve the thresholds laid down. Where applications are for Listed Building Consent only, then the Standards do not apply.

2.5 Assessment, Scoring System and Thresholds

The assessment and scoring system has by and large worked well, setting measurable targets and a level 'playing field'. The expression of policy in tabular form appears to have given applicants a clear view of the Council's requirements leading almost to an incentive in itself to address them. The most challenging standards and scores to reach have been those related to energy/CO2 reduction. There is no doubt that pressures to meet the policy intensify in meeting 'Large Scale' thresholds.

Given the challenges posed particularly by the energy standards, it also appears that the actual number of points awarded for meeting them, though higher than for any other standard, still do not reflect the extra effort required in addressing by comparison to achieving other standards.

One unintended consequence revealed by the final score table included in Committee Reports has been an unfortunate impression given by the allocation of a high level of points for two of the other 'non priority' energy standards. This relates to the 10 point scores available for achieving zero carbon status and supply to the national grid. These are rarely attained due to associated complexity and cost and so the final total scores for the majority of applications across all Principles fall at least 20 points short of the maximum available. This gives an unfair representation of the performance of many developments as being considerably below a 'target' maximum.

Since the Standards were introduced, there has not been any scheme that has achieved the standard relating to zero carbon emission status. It is proposed that it, and the 10 points available, are removed. It should be noted that the energy efficiency standard also includes a sliding scale to award 2 extra points for each 5% improvement over the threshold of 5% and therefore could cater for a development achieving zero carbon emissions. This change will reduce the overall maximum points and help those schemes that have a good rating come closer to the maximum.

In addition, few schemes to date have achieved the standard relating to the provision of excess electricity to the National Grid, with the other 10 point score. However, more are now proposed. Whilst it is considered that the priority in energy generation from LZCT's should be to the development itself rather than exporting energy to the National Grid, emerging government consultations are turning to encouraging more decentralised power and/or heat generation to a wider local area. It is recommended that whilst this may mean overall scheme performance is not fully reflected in the final score, this standard should be retained to encourage more strategic approaches.

There have also been a small number of applications particularly for non-residential development on confined sites, where due to the limiting physical constraints, difficulties have been encountered meeting the thresholds for Principle 2 (Healthy, Safe and Inclusive Environments) and Principle 5 (Reduce Pollution and Improve Re-cycling). Some of the standards have been written with a residential bias but they can be achieved by non-residential development though, for example provision of amenity space, secure by design, waste separation – where achieved points would be awarded whatever the type of proposal.

At a more detailed level, greater sensitivity in awarding points on a sliding scale to reflect some contribution rather than complete attainment of a standard would also be beneficial both to reflect contributions being made and to incentivise further contribution. For example, the first standard of Principle 4 – “80% by area of each building element to achieve A rating as set out in the Green Specification Guide” currently has a score of four points available. The Green Guide separates the rating of materials into 3 areas, High Mass Elements (external walls roof etc) Medium and Low Mass Elements (internal walling, windows, doors etc) and Other Materials (paints, landscaping etc). It is proposed that these 3 categories could be reflected by a sliding scale and this is set out below under Recommendations.

2.6 Limits of Negotiation

In the course of dealing with applications, applicants and the SD team have found occasions where it has proved extremely difficult to achieve some of the standards. This is particularly true with regard to the priority standards relating to Energy Efficiency and Renewable Energy contained in Principle 3 on smaller schemes.

Other Principles which cause some difficulties are Principle 4 relating to building elements and materials from a recycled, source due to lack of information provided by materials suppliers. Principle 5 occasionally presents difficulties, particularly in relation to implementing SUDS on confined urban sites.

These principles are discussed in more detail in the Recommendations with a view either to allowing a pragmatic approach to negotiation or, as exemplified

by Principle 4, the points can be awarded more evenly to allow a greater opportunity to achieve the overall threshold.

2.7 Technologies – Biomass & Air Quality

During the course of implementing the standards over the last year, a number of applicants have come forward with proposals for Biomass boilers. These are a highly efficient and value for money means of providing renewable energy. However, Services for Communities (Environmental Services – Air Quality) have indicated serious concerns over the use of Biomass due to the emission of particulates PM10 and PM 2.5 into the atmosphere. Air Quality monitoring indicates that many parts of the city are already at, or above, the Scottish maximum permitted levels. These concerns have recently led to the removal of biomass systems in the next round of PPP schools and closure of such plant at a Council care home.

This technology is currently supported by the ESSB (and by a range of Government initiatives) as a mechanism for reducing CO2 green house gas emissions but, for the moment, ES will recommend against approval of any planning application seeking to incorporate this technology anywhere in the Council area.

There is research being conducted by the Scottish Government on the emissions issue from biomass and a report completion date is expected in the summer. In the meantime, until a clearer direction is given by Government, the advice from Environmental Services should prevail.

2.8 Sustainable Building Award Scheme

Within the ESSB report, the Council expressed its wish to demonstrate its recognition and its support for developments which went beyond the minimum standards sought in the ESSB and delivered exemplary approaches and levels of sustainable building. It considered that raising standards above the minimum could best be sought by encouragement and using incentives offered by an awards scheme. A City of Edinburgh 'Sustainable Building Award' Scheme was proposed and it was thought that the awards scheme would be initially identified through the assessment process with the level of score corresponding to a 'Star' rating which was to be awarded as the development was approaching completion and marketing.

Applications have only recently started to be approved under the policy and are still some time from practical implementation. It is considered that making any award is still some way off, but it is proposed that an award system be brought forward.

2.9 ESSB Mainstreaming & DM Training

This review of Standards assesses the first year of operation and the way sustainable development will operate in the future. The work is to be mainstreamed from the Sustainable Development Team to Development

Management by April 2009. Initial briefing work has started with those Teams dealing with 'major' applications and a fuller training programme is being prepared.

2.10 Alternative Approaches to the ESSB including BREEAM

One concern that arose through the original consultation process and is still being aired by the development industry is the prospect of all 32 local authorities in Scotland promoting different standards and the existence, on a UK basis, of different national policy requirements for sustainable building.

For example, it is thought that the Code for Sustainable Homes (and the proposed Code for Sustainable Buildings) introduced for England and recently agreed for use in Wales and Northern Ireland by their respective Assemblies will not be introduced in Scotland. While discussions may be taking place about its introduction, it is thought the preference is to raise levels of sustainable building through the Scottish Building Standards.

The use of Building Research Establishment Environmental Assessment Method (BREEAM), and often preferred by large development companies with a nation wide property portfolio, can be used as an alternative to completing the Sustainability Statement S1 Form under the existing ESSB policy (together with other systems commercially available). BREEAM Assessments exist for a wide range of building types from Ecohomes, Offices, Retail, Health, Industrial, Educational etc. and a bespoke system can be devised for less common building types. The system involves very detailed assessment, again across similar criteria as the ESSB, and scores developments to reflect ratings from 'Fair' to 'Excellent'. There is the opportunity to consider a radical re-examination of the ESSB and consider substituting it with BREEAM assessments. It is recognised that there may be advantages / disadvantages associated with this proposal, but this is an approach adopted by other Councils in England. The number of 'major' applications using the BREEAM sustainability assessment approach is small but growing.

The ESSB policy states that a BREEAM system of assessment is acceptable, as long as the current top two levels of 'Very Good' is met by 'Basic Scale' applications and 'Excellent' by 'Large Scale' applications and that it is accompanied with material that demonstrates that the mandatory standards on energy efficiency and on-site renewable energy generation CO2 emission reduction have been met. Recent changes to the BREEAM system now mean energy/CO2 reductions can also be addressed.

One benefit of using a BREEAM assessment is that it is independently prepared to a certified standard established by the Building Research Establishment and carried out by independent and BRE quality checked assessors. BREEAM assessments and commissions have fee implications, but completion of the ESSB S1 Forms has time implications. It would be the responsibility of the developer to commission its preparation and submission together with the planning application. As long as the ratings, or their

successors, are achieved, then the assessment could be accepted within a shorter assessment time by planning staff.

Under the ESSB Sustainability Statement, assessments vary from very good to poor – in part reflecting the introduction of a new policy. While planning staff have up to now devoted considerable time to bringing poor developments up to the required threshold, this level of support is not sustainable in the longer term within the existing staff establishment.

The adoption of BREEAM assessments together with assessments on the Priority Energy Standards could relieve Development Management staff of a significant increase in workload. It could also give developers opportunities to use a more generic assessment system which they may be using on a national basis.

Approaches to promoting and assessing the sustainability of building design is the focus of considerable and rapidly changing national policy attention and the situation should be monitored and reviewed.

3.0 Recommendations for Changes to Standards and Procedures

3.1 Background

From the implications raised in Sections 1 and 2 the following recommendations for change are proposed:

3.2 Principles and Standards for Sustainable Building – Key recommendations

Principle 1 Quality Layout, Building and landscape Design

No Change

Principle 2 Design Inclusive, Healthy & Safe Environments

No Change

Principle 3 Reducing Climate Change Impacts and increase Renewable Energy Generation

Recommended Changes

- Change the name of this principle to ‘Reduce Climate Change Impacts and increase provision of Low and Zero Carbon Technologies (LZCT’s)
- To remove in Priority Standard 1 ‘Achieve zero carbon emission status’ and the 10 point available score
- To clarify the wording in Priority Standard 2 to emphasise CO2 reduction and to replace renewable energy generation by LZCT. The standard will now read

“The Council will require in all developments, either new build or conversion, with floor space of 1000 sqm or more, or 10 residential units or more, or a site area of 0.5ha or more a minimum of a further 10% reduction in CO2 emissions through the provision of on site Low and Zero Carbon Technologies (20% in Large Scale developments of 250 residential units or more and in non residential developments of at least 1 hectare or 5000 sqm and all those basic scale applications covered by Development Frameworks or Master Plans). These CO2 reductions are further to those achieved through the previous energy efficiency priority standard and as calculated by a further reduction in the BER / DER”.

- Provide reference to PAN 84 and include a specimen Summary Table for TER / BER Results to be adapted according to the circumstances of the application. (TER /BER refer to Target (CO2) Emissions Rate and Buildings (designed CO2) Emission Rate as established by methods included in the Building Standards and as adopted by PAN 84 and the ESSB).

Principle 4 Encourage Use of Sustainable Resources and Materials

Recommended Changes proposed to scoring system – see 3.4 ‘The Scoring System’ below.

Principle 5 Reduce Pollution and Improve Recycling

Recommended Changes

- Within the third standard “Provide facilities to compost household waste by means of separated dedicated storage space. At least 35% by volume” it is proposed to remove the word household and 35% by volume. This is to ensure that this standard is seen as applicable to all forms of development.
- The fourth standard should be amended to read “Provide internal dedicated storage space for recycling bins in line with Local Authority policy”

Principle 6 Encourage Sustainable Construction and Operation

No change

3.3 Revised S1 Form

Changes arising from these recommendations would need to be incorporated into a revised S1 form and the notes for guidance amended accordingly.

3.4 Implementation Procedures

Application of the Standards

Outline Planning Applications

- Where the outline application is for either ‘Basic Scale’ or ‘Large Scale’ developments (as already defined in the ESSB) then a reserved matter should be placed on the outline consent that, on submission of a reserved matters planning application, the requirements of the ESSB appropriate to the scale of development should be met.
- Where Master Plans and Development Frameworks are prepared to accompany an outline planning application then it will be a requirement that they should be accompanied by both a site wide sustainability strategy highlighting responses to the main pertinent issues, for example landscape and/or ecological impacts, place making, mixed uses, public transport, SUDS, waste recycling, responsible sourcing of materials etc. and by a site wide energy strategy to reduce climate change impacts. These shall be in line with Scottish Government policy and chart a path towards zero carbon development including the recommendations made in PAN 84.

Listed Buildings requiring Planning Permission

- For the avoidance of doubt in the case of Listed Buildings the ESSB will only apply where the development meets the criteria of a 'major' application, more probably of 'Basic Scale', including conversion to 10 residential units or more or include a new extension over 1000 sqm. Similarly where there is a change of use involving a Listed Building and such an application includes the above criteria for a major application then the ESSB will apply.

The Scoring System

Award of Points

- That the standard relating to attainment of zero carbon status and the 10 points associated with it be removed from Principle 3. Should an application achieve zero carbon status the sliding scale for extra points under Priority Standard 1 would be used to credit the assessment.
- In the first standard of Principle 4 – "80% by area of each building element to achieve A rating as set out in the Green Specification Guide" presently with one overall award of 4 points. Instead a sliding scale may be introduced to reflect partial attainment as follows. In those developments that propose to include 80% by area of the following categories in the Green Specification Guide the following points can be awarded: 2 points for attainment of 80% High Mass elements, 1 point for meeting 80% of the Medium and Low – Mass Elements and 1 point for 80% of the Other Materials and Elements. This retains the overall total of 4 points.
- For the avoidance of doubt point scores for standards written with a residential perspective can be awarded in non –residential developments where the equivalent provision is proposed.
- For Standards with scores of two points or more partial attainment can be reflected by awarding a partial amount of points.

Negotiation

Development Constraints

- Committee are asked to accept a pragmatic approach to negotiations by officials in circumstances where there are restricted opportunities for on site LZCT energy generation installations to reduce CO2 emissions performance and that these can be balanced by a higher CO2 reductions from energy efficiencies. In all cases the relevant overall threshold score for the Principle should still be achieved.

City of Edinburgh Council Sustainable Building Award

Award Scheme

- An awards scheme should be brought forward.

ESSB Mainstreaming

Development Management Training Programme

- The SD Team in conjunction with managers in Development Management will bring forward a programme for Development Management training

3.5 Other Recommendations

Alternative Approaches to the ESSB

- Planning will continue to monitor, review and report on implications for the ESSB and its implementation in the light of intense policy consideration at a national level on Sustainable Development and Building. Views on whether to adopt the BREEAM approach plus Priority Energy Standards in lieu of the ESSB are sought

Planning and Building Standards - Sullivan Report Response

- Although not subject to a formal consultation, it is understood that views on the content of the Sullivan Report would be welcome. It is suggested that a response is drafted to the new Directorate of the Built Environment, on the roles of the planning and building standards systems in tackling a low carbon future. Views on how this should be approached are welcomed.