

Sustainable energy: is the planning system grasping the nettle?

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Tonbridge ♦ 11 November 2005

**Today's
presentation:**

The reformed planning system

The challenge of change

Making renewables pertinent to planning

Regional and sub-regional approaches

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**PPS1:
energy in
planning**

***Para 22: the prudent use of natural
resources***

**Development plan policies should seek to
minimise the need to consume new
resources over the lifetime of the
development by making more efficient use
or reuse of existing resources, rather than
making new demands on the environment;
and should seek to promote and
encourage, rather than restrict, the use of
renewable resources . . .**

**PPS1:
energy in
planning**

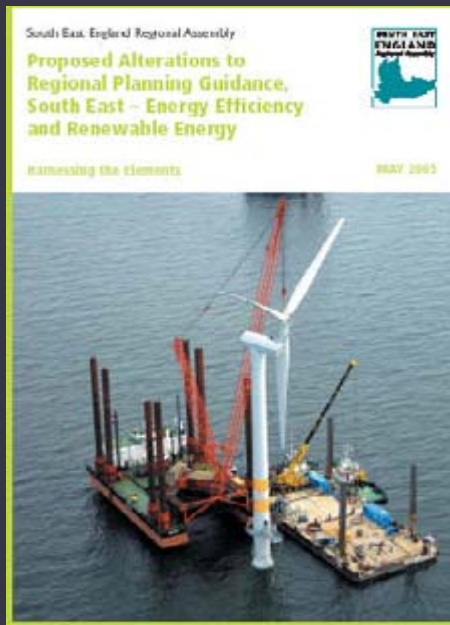
***Para 22: the prudent use of natural
resources***

**. . . Regional and local authorities should
promote resource and energy efficient
buildings, community heating schemes,
the use of combined heat and power, small
scale renewable and low carbon energy
schemes in developments . . .**

PPS22: the ODPM's new guidance

- ❖ **Regional and local planning policies should 'promote and encourage, rather than restrict renewables**
- ❖ **National, regional and sub-regional RE targets**
- ❖ **Criteria-based planning policies that do not make assumptions about technical feasibility**
- ❖ **Clear justification will be required for policies that rule out or constrain development**
- ❖ **Developers should engage in active dialogue with local communities at an early stage**

The regional response



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- ***Harnessing the Elements*** – changes to RPG9 published in late 2004 and carried forward in the draft South East Plan (SEP)
- **SEP proposes that RE generation capacity will rise from 620 MW (5.5%) in 2010 to 1,750 MW (16.0%) in 2026**
- **SEP promotes the integration of RE and energy efficiency measures in new development, including CHP**
- **Policy EN4 sets the following sub-regional RE targets - e.g. Hampshire and the IOW:**
 - 2010 – 115 MW
 - 2016 – 122 MW
 - 2020 – 154 MW

Draft South East Plan: key policies

- **EN1: LDDs should ensure that development incorporates RE and EE**
- **EN2: Promotes CHP**
- **EN3: Sets regional RE targets**
- **EN4: Sets sub-regional targets**
- **EN5: Development plans should encourage RE development in appropriate locations**
- **EN6: development criteria and a commitment to community engagement**

Renewables: a difficult planning equation?

Global environmental benefits ☯ local loss of amenity

National policy imperatives ☯ local lack of urgency

Rural diversification ☯ countryside protection

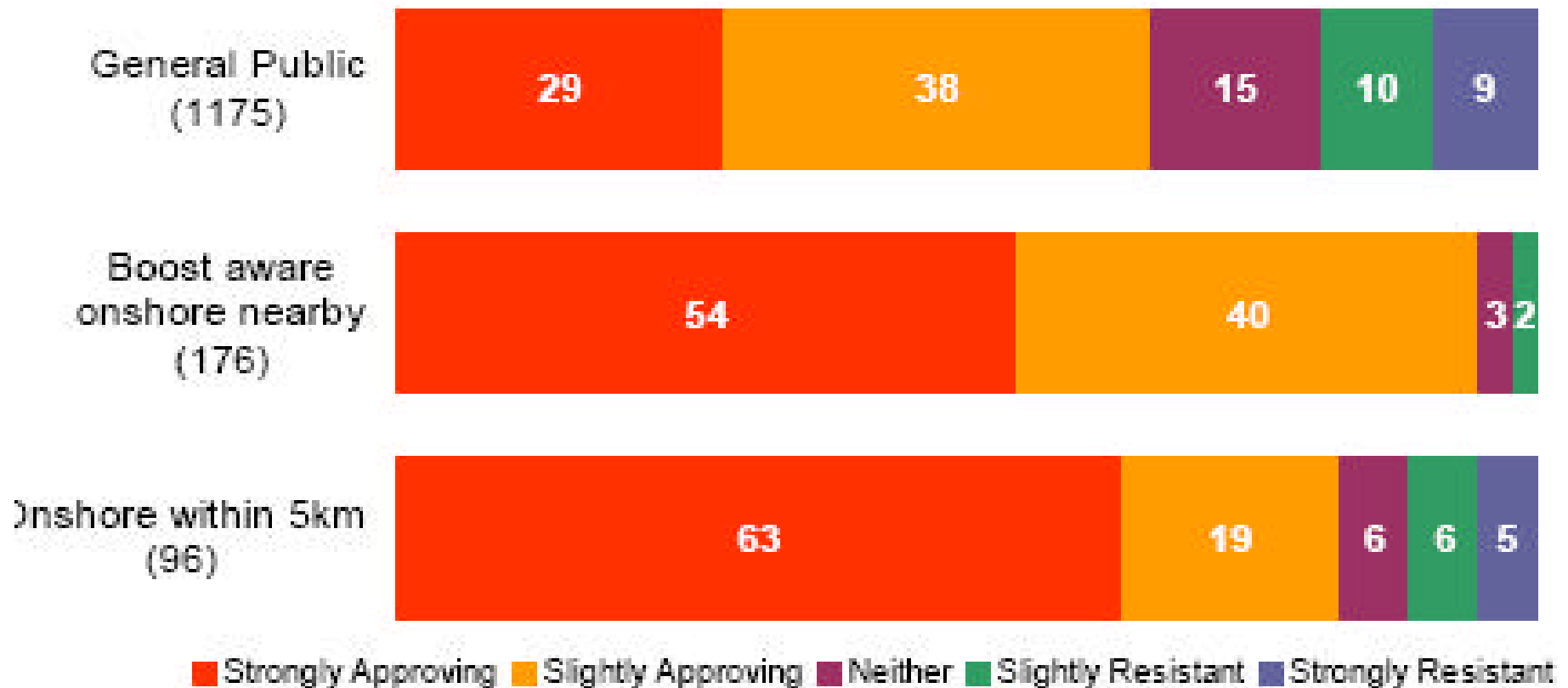
Unfamiliar technologies ☯ familiar settings

Private gain ☯ at public expense



Expectation and experience

Which of the following describes what your reaction would be if an onshore wind farm was developed in your area? (%)



Source: COI study, August 2003

Change

Local authority responses

Three types of local planning authority:

- ❖ Innovators
- ❖ Fence-sitters
- ❖ Ostriches

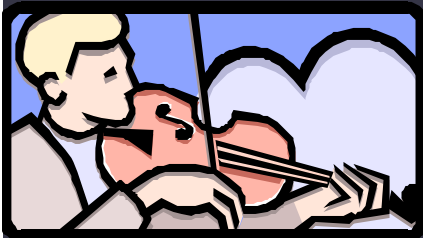
Local authority responses



The innovators:

- ❖ **Active pursuit of sustainable energy initiatives**
- ❖ **Generating marketable expertise**
- ❖ **Strong sense of civic pride and municipal enablement**
- ❖ **Early risers – Southampton, Woking, etc – now being joined by second generation innovators: Ashford, Havant, Rushmoor . . .**
- ❖ **Regional growth areas and new sub-regional frameworks could be an important stimulus: Milton Keynes, Thames Gateway, PUSH, etc**

Local authority responses



The fence-sitters:

- ❖ **Aware of the need to respond to the new policy and advice**
- ❖ **Uncertain as to how to proceed**
- ❖ **Officer interest not as yet matched by political commitment**
- ❖ **Reactive and lacklustre in their overall approach**
- ❖ **Minimal planning policy response**

Local authority responses



The ostriches:

- ❖ Little cognisance of climate change and the long-term threat it presents in their areas
- ❖ Perception that their localities are somehow too important to accommodate renewable energy development
- ❖ Low awareness of sustainable energy technologies
- ❖ Conservationist approach that frustrates all but the smallest scale renewable energy development
- ❖ Often (but not always) rural authorities

Promote and encourage?

SUSTAINABILITY POLICY GEN1

All development must take account of the need to protect the environment so that present-day demands do not compromise the ability of future generations to meet their own needs or enjoy a high quality environment.

All development must reflect the need to safeguard and improve the quality of life of residents, conserve energy resources and protect and, where possible, enhance the plan area's essential character and environmental assets such as:

Promote and encourage?

- ❖ the downland area of outstanding natural beauty
- ❖ **the general attractiveness and diversity of the landscape**
- ❖ the open and undeveloped countryside
- ❖ **areas of wildlife and ecological value**
- ❖ the setting, form and character of settlements
- ❖ **the quality of natural assets, such as air supply, water environments and high quality farmland**
- ❖ buildings and areas of a historic and architectural interest
- ❖ **sites of archaeological importance**
- ❖ land of recreation and amenity value
- ❖ **the public rights-of-way network**

Opening the door for renewables in the South East



... building the consensus for *change*:

- ❖ **The reality of climate change**
- ❖ **On-going awareness-raising of technologies and wider energy policy**
- ❖ **The everyday influence of planning decisions on energy use**
- ❖ **RE deployment opportunities in new development**
- ❖ **Links with other areas of local policy concern**
- ❖ **The benefits of boldness**

Evidence of a warming world



- ❖ Four of the UK's five hottest summers in the last 300 years have occurred since 1990
- ❖ Use of the Thames Barrier has increased from once every two years in the 1980s to an average six times a year since 2000
- ❖ Alpine glaciers have lost 50% of their volume since 1850
- ❖ Arctic sea ice has thinned by 40% since 1970
- ❖ 14 of Spain's 27 glaciers have disappeared since 1980
- ❖ Autumn 2000 storms cost the UK £1bn

The continuing need for awareness-raising:

Applicable technologies

The wider policy context

Local opportunities

The Government's Strategy for Combined Heat and Power to 2010



The influence of planning on PSD

Stage in the
design process

Key facets of PSD

Influence of
planning decisions

EARLY

SITING

MAJOR



SITE LAYOUT



LANDSCAPE & PLANTING

BUILT FORM

WINDOW DESIGN

INTERNAL LAYOUT

ROOFS, WALLS & FLOORS

INSULATION

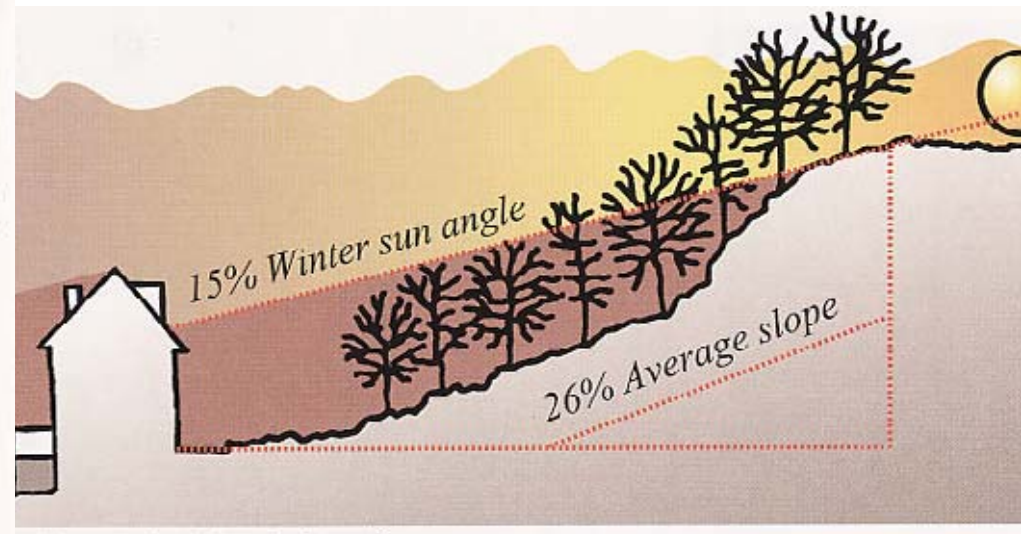
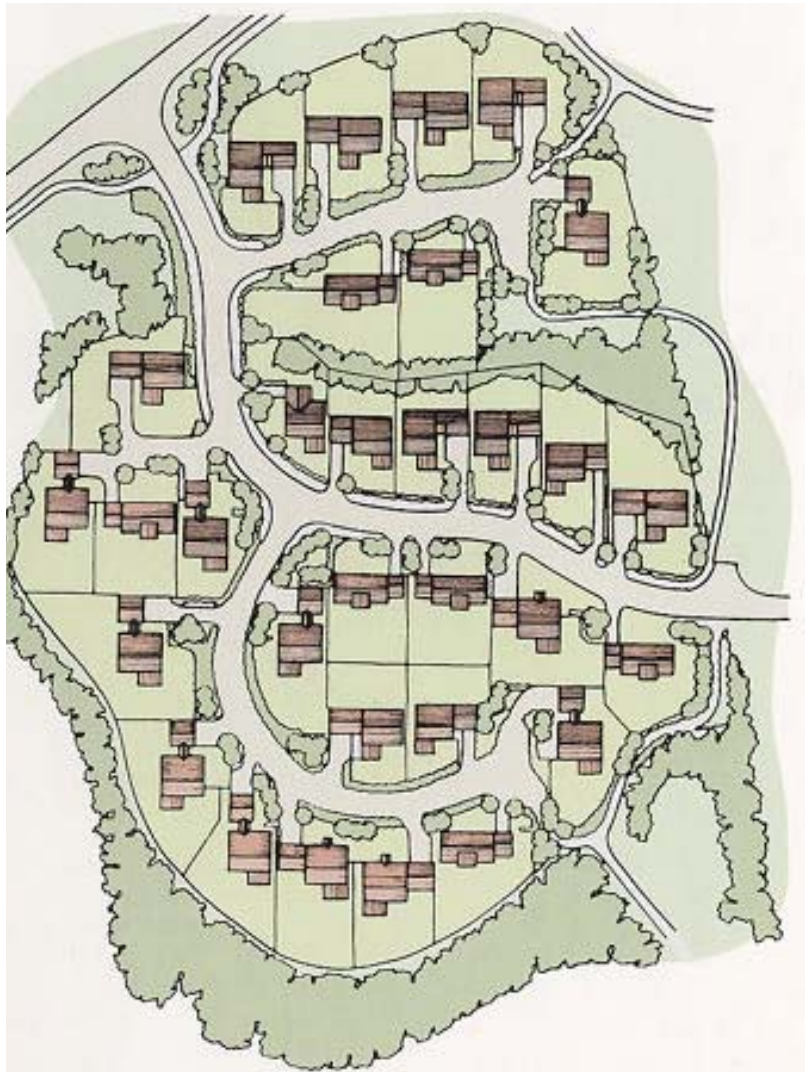
AIRTIGHTNESS

LATER

INTERNAL CONTROLS

MINOR

The principles of passive solar design . . .



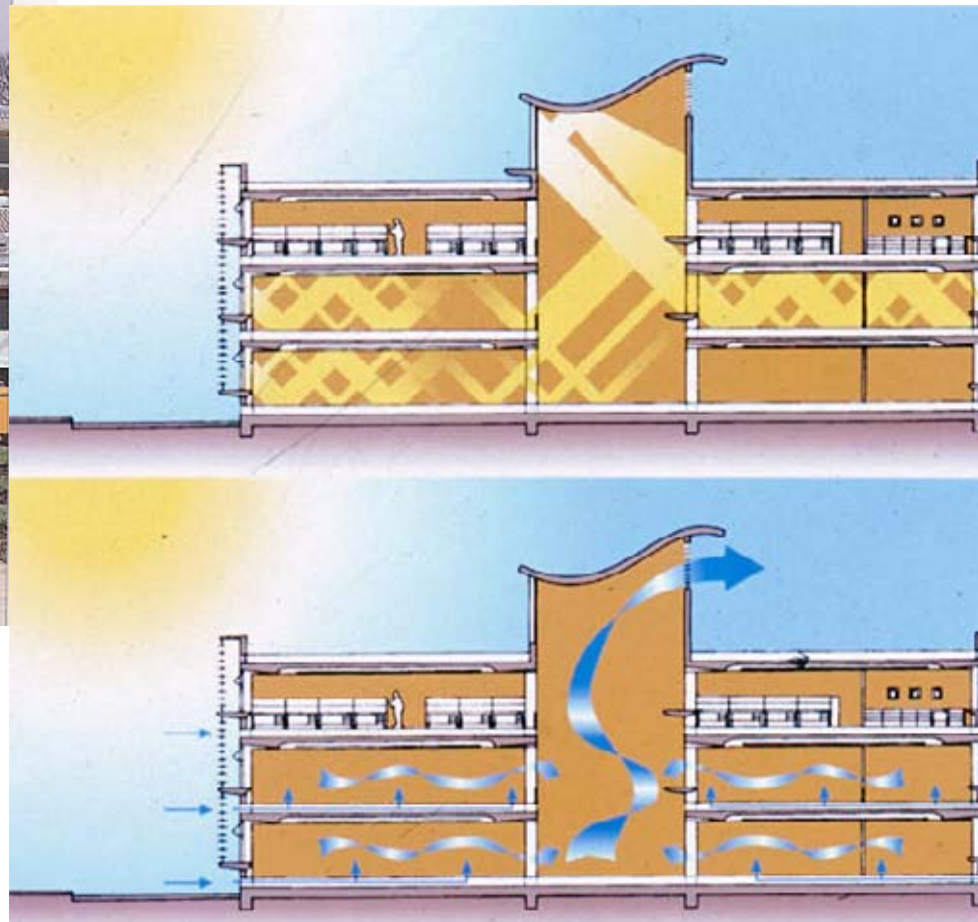
can work at high density . . .



in all styles of architecture . . .



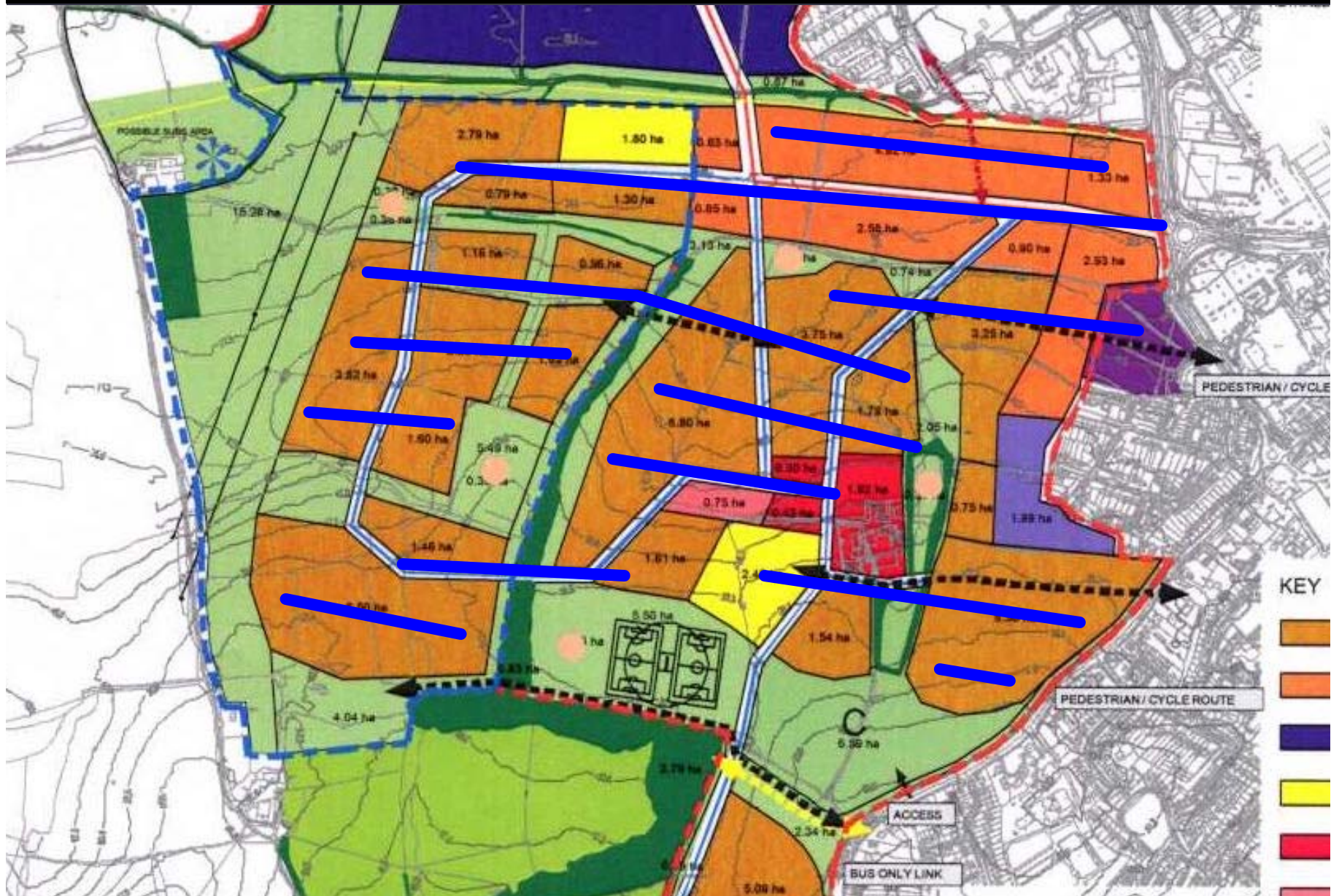
... and for all sorts of building types



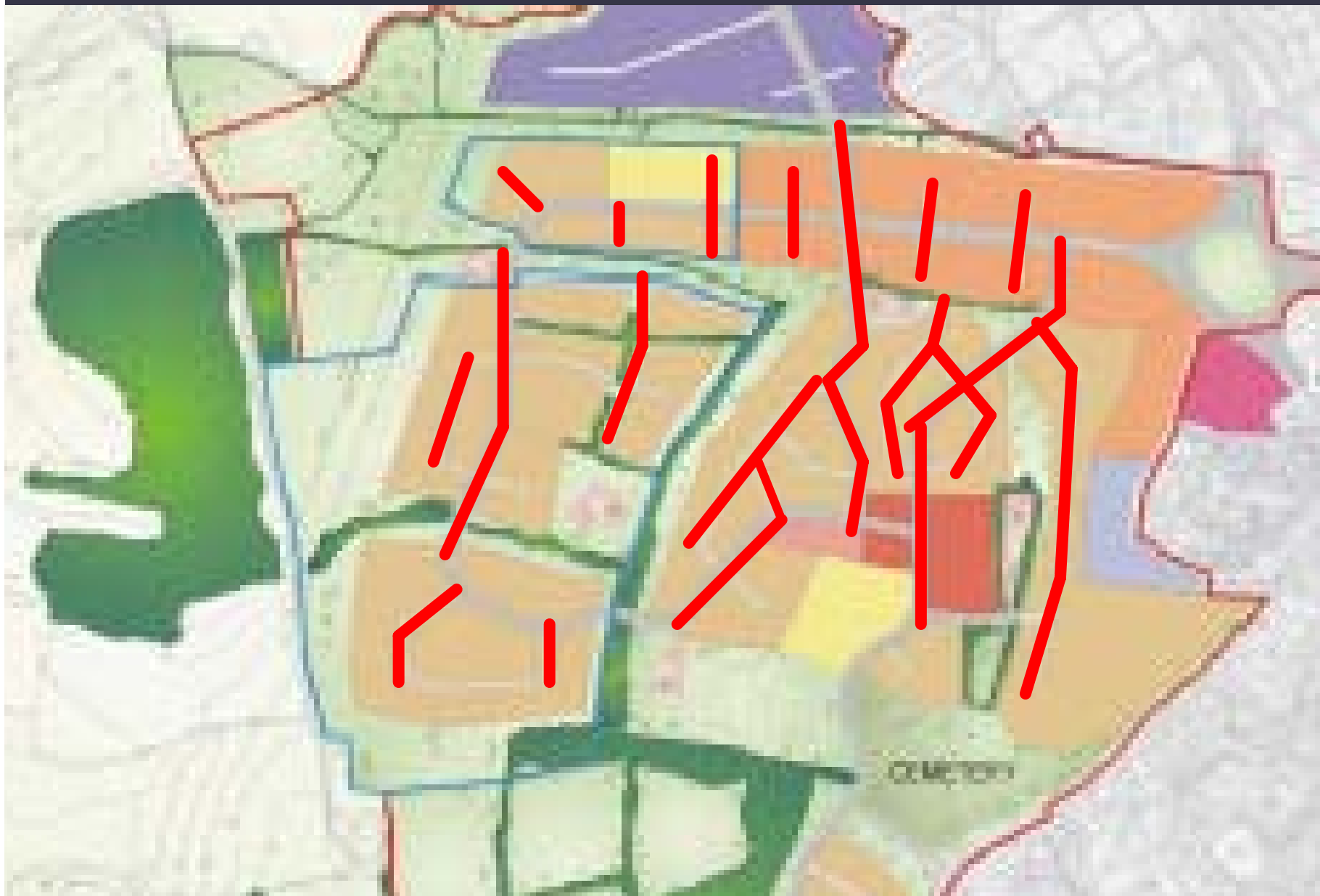
The benefits of PSD

Energy index (kWh/m²)	Detached house (100-150 m²)	Carbon dioxide emissions (kg/m²)
100-115	'Normal' case	30-35
85-100	Most windows to south	25-30
50-60	Low-emissivity doubled glazing with vents	15-18
35-40	Extra wall and floor insulation	11-12
less than 30	Mechanical vents and heat recovery	less than 9

Site X major development area: the opportunity



Site X major development area: sunny side up?



The relevance of renewables to established concerns

Affordable housing provision

Rural diversification

Woodland management

Land decontamination

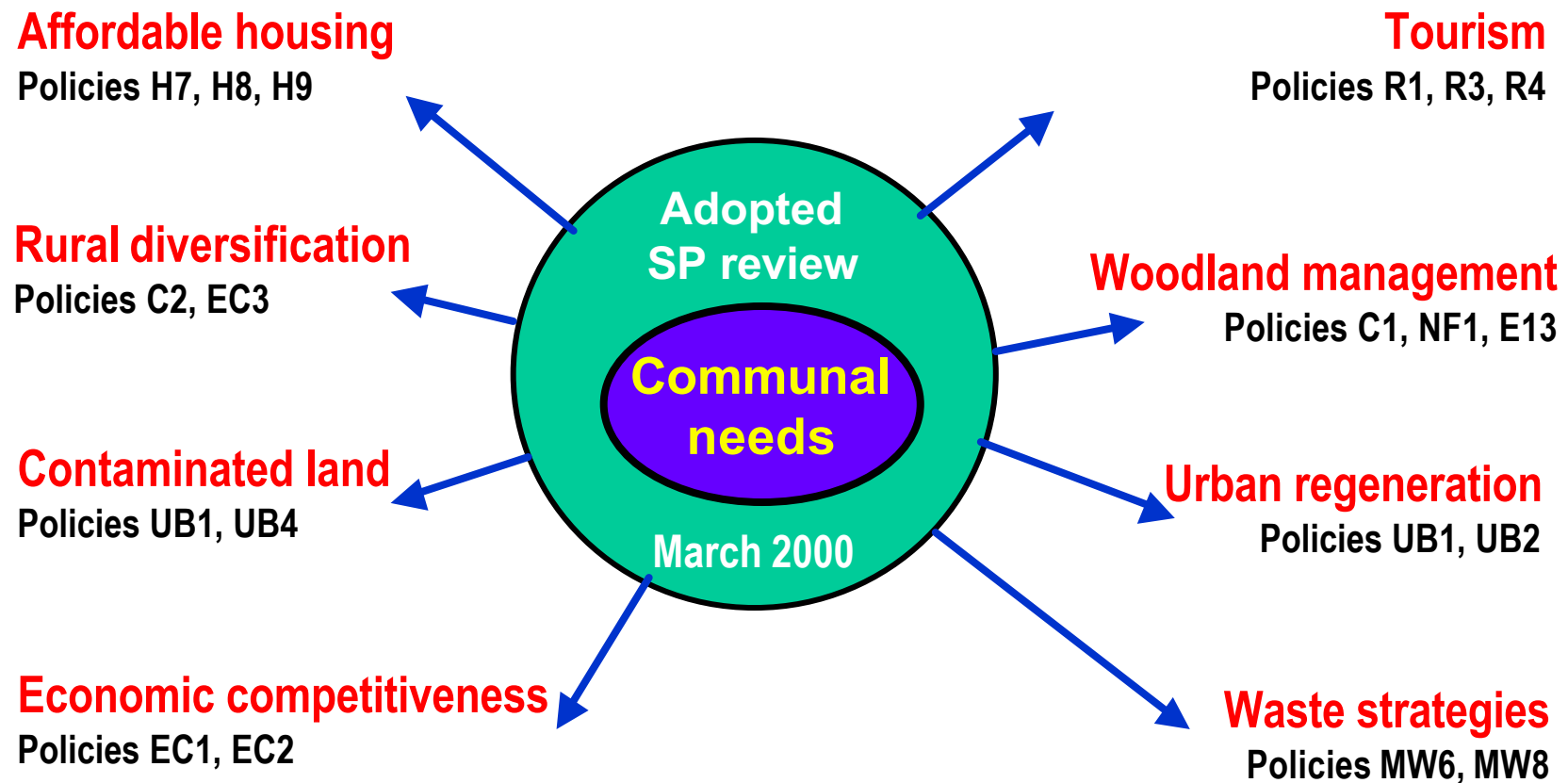
Waste management

Restoration of derelict mill and weir features

Tourism

Community initiatives

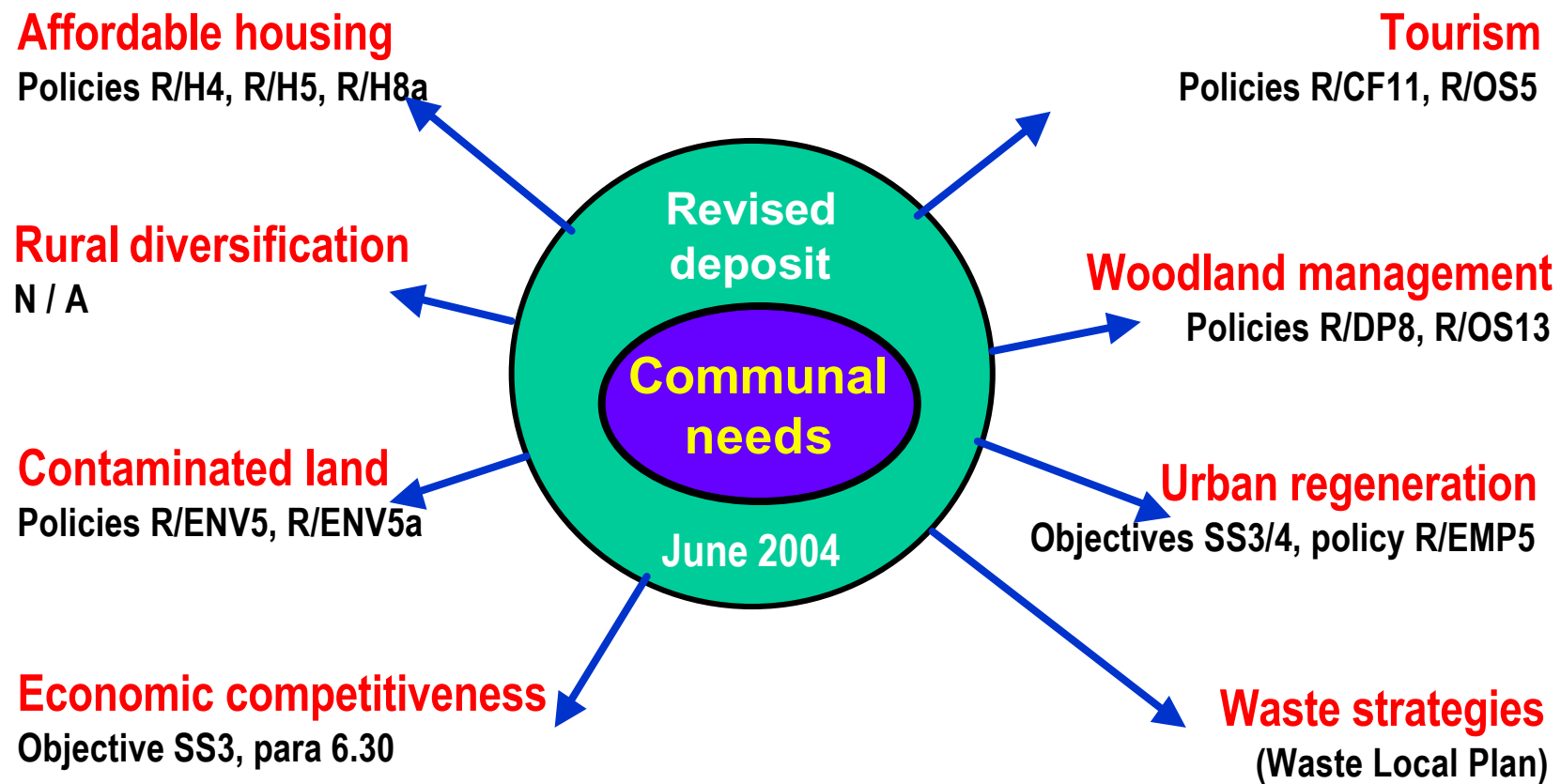
Hampshire County Structure Plan Review



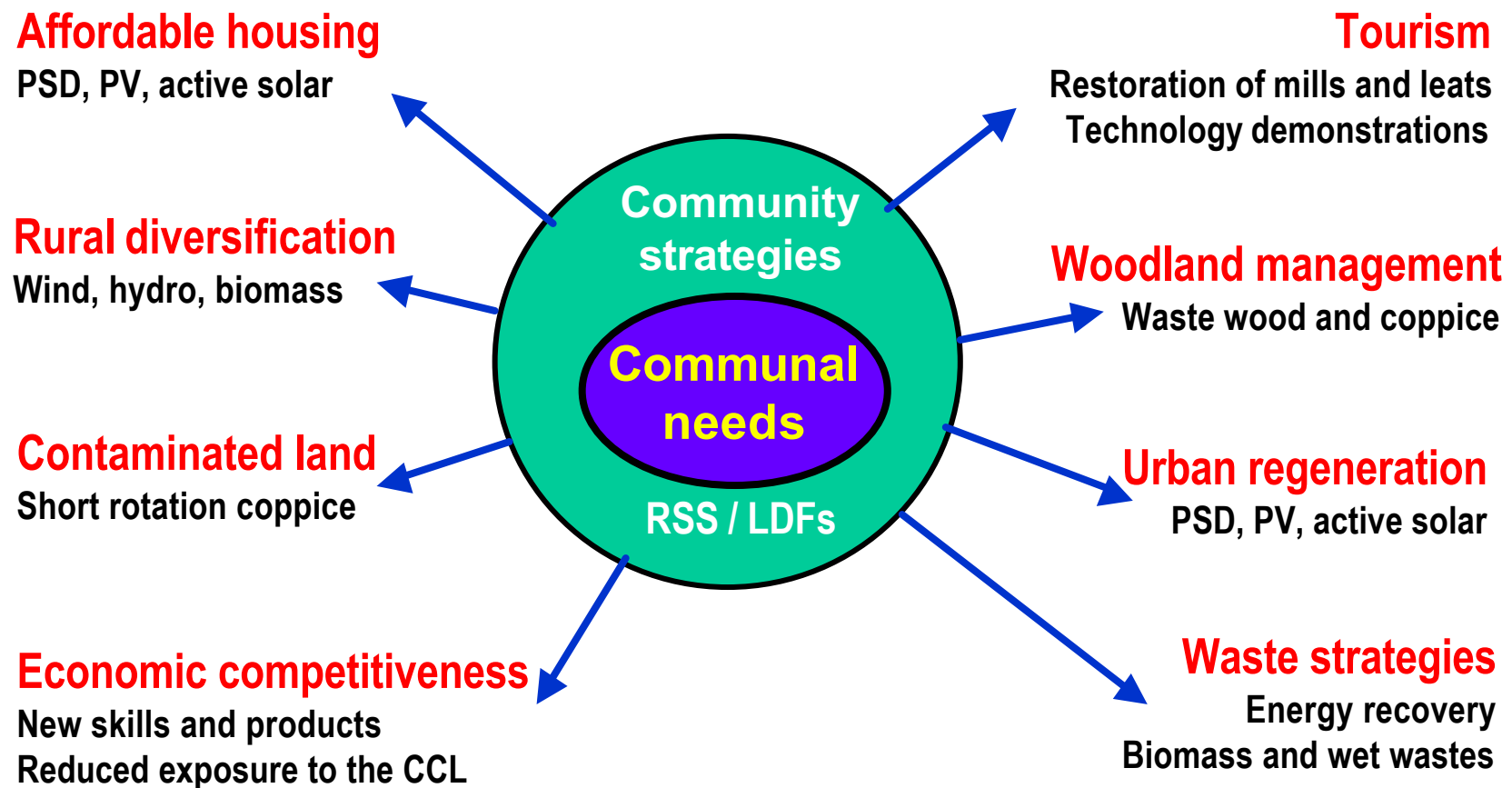
Rural example - Test Valley Borough Local Plan



Urban example - Gosport Local Plan



Developing the pertinence theme



London calling . . .

LB Merton – adopted UDP:

Policy PE14: All new non-residential development above a threshold of 1,000 m² will be expected to incorporate renewable energy production equipment to provide at least 10 % of predicted energy requirements . . .

This model is being adopted throughout London

LB Croydon applies a similar policy to developments of ten or more dwellings

The value of sub-regional initiatives

These might embrace -

- ❖ sub-regional targets and planning policies promoting sustainable energy
- ❖ generic SPD on the integration of sustainable energy measures in new development and the existing built environment
- ❖ strategic guidance for wind turbine development
- ❖ a joint approach on CPD, with each authority nominating a sustainable energy expert

Shared commitment and a level playing field

Ways forward

- ❖ **New development plan system presents a major opportunity to promote renewables**
- ❖ **GOSE / SEERA could follow the Greater London Authority's example of robust encouragement for positive energy policies**
- ❖ **Positive planning appeal decisions would also help to reinforce the policy shift**
- ❖ **Need for a major rethink of the relationship between conservation policy and climate change strategy**
- ❖ **Lack of local exemplars a continuing handicap in the South-East**
- ❖ **Hearts and minds - the public and local politicians must be brought on board**

Thank you

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