Planning & Architecture

Ninth Annual Report on the Operation of Section 72 of the Climate Change (Scotland) Act 2009

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Summary

This report provides information and conclusions which fulfil the Scottish Government's annual reporting requirements on the operation of Section 72 of the Climate Change (Scotland) Act 2009, introduced as Section 3F of the Town and Country Planning (Scotland) Act 1997. This report is required by Section 73 of the Climate Change (Scotland) Act 2009.

Section 3F requires local development plans prepared by planning authorities to include policies which pursue greenhouse gas emissions savings from new buildings through the installation and operation of low and zero-carbon energy generating technologies.

The national policy position is provided, as well as the local development plan context.

An assessment of the effectiveness of the approach at reducing emissions is required. Previous versions of this report have highlighted research commissioned by the Scottish Government which found that Section 3F is not the key driver to emissions reductions in new buildings. This report also reflects on comments received to the 2017 consultation on planning reform in relation to Section 3F.

Scottish Ministers set out their intention not to use the Planning Bill to withdraw Section 3F in their Position Statement on Planning reform in June 2017. This report does not change that position.

1. Climate Change (Scotland) Act 2009 Context and Reporting History

Legislative Requirement

1. Section 72 of the Climate Change (Scotland) Act 2009, which came into force on 1 April 2010, introduced Section 3F into the Town and Country Planning (Scotland) Act 1997 ('the 1997 Act'). This report will refer to Section 3F, although Section 72 is commonly recognised and used. Section 3F[1] requires that:

   'A planning authority, in any local development plan prepared by them, must include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.'

2. Scottish Ministers are required by Section 73(1) of the Climate Change (Scotland) Act 2009[2] to report annually to the Scottish Parliament on two topics:

   - The operation of the requirement on relevant planning authorities to include policies within development plans;
   - An assessment of whether the Section 3F requirements have contributed effectively to the reduction of greenhouse gas emissions from developments.

3. The annual reports are required by Section 73(2) to include an assessment about whether Section 3F remains needed. If it is considered no longer to be needed, Scottish Ministers may repeal Section 3F and Section 73 by order.

Understanding the Legislation

4. Section 3F applies only to local development plans. Local development plans are prepared by planning authorities across Scotland as required by Section 16(1) of the 1997 Act.

5. Section 3F promotes energy generation technologies, not energy efficiency improvement or energy saving technologies.

[1] Section 3F: Greenhouse gas emissions policies, Town and Country Planning (Scotland) Act 1997; Available at: http://www.legislation.gov.uk/ukpga/1997/8/section/3F
[2] Section 73: Annual report on operation of section 72, Climate Change (Scotland) Act 2009: http://www.legislation.gov.uk/asp/2009/12/section/73

Previous Reporting

6. Annual reports have been laid in the Scottish Parliament each year since 2011 and are available to read or for download from the Scottish Government's website[3].

2. National Policy on Climate Change

7. The Climate Change Plan[4] was published in February 2018 and sets out the Scottish Government approach to meeting current statutory emissions reduction targets out to 2032. It covers those sectors of the economy that generate greenhouse gas emissions: energy; buildings; industry; transport; waste; land use, land use change and forestry; and agriculture. Planning is not a sector in its own right but it is a facilitator of the approaches set out within the Plan, and this is described in the Plan. In May 2018, the Scottish Government introduced a new Climate Change Bill[5] with increased target ambition in response to the UN Paris Agreement. The Bill increases Scotland's 2050 target to at least a 90% reduction in greenhouse gas emissions, which will mean that Scotland is carbon neutral by this same date. The Bill also updates the 2020 target to a 56% reduction and sets new interim targets for a 66% reduction in 2030 and a 78% reduction in 2040. The requirements of the new legislation, as determined by the Scottish Parliament, will be reflected in future Climate Change Plans.
8. The Climate Change Plan is supported by the Energy Strategy[6] which sets the long-term vision for Scotland's energy system; taking a 'whole-system' approach that considers both the use and supply of energy. It sets out new targets for the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to come from renewable sources by 2030 as well as an increase of 30% in the productivity of energy use across the Scottish economy. This is a long-term strategy, designed to guide our decision making between now and the middle of the century. Through the introduction of two illustrative energy scenarios for 2050, the final Strategy acknowledges the need to take a flexible and open approach to decarbonisation, with a portfolio of technology options required. Our overall approach is to support energy efficiency, develop Scotland's vast renewable resource, and promote storage and flexibility while encouraging innovation and building on existing industry strengths.

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[3] Publications, Scottish Government [online]: https://beta.gov.scot/publications/
[4] Climate Change Plan: third report on proposals and policies 2018 – 2032 (RPP3), Scottish Government, February 2018: https://beta.gov.scot/publications/scottish-governments-climate-change-plan-third-report-proposals-policies-2018/
[5] Climate Change (Emissions Reduction Targets) (Scotland) Bill, May 2018. https://www.parliament.scot/parliamentarybusiness/Bills/108483.aspx
[6] The future of energy in Scotland: Scottish energy strategy, Scottish Government, December 2017: https://beta.gov.scot/publications/scottish-energy-strategy-future-energy-scotland-9781788515276/

9. National policy on climate change will be important in framing the upcoming review of National Planning Framework and Scottish Planning Policy, which is anticipated to formally commence once the Planning (Scotland) Bill[7] has completed its parliamentary process.

10. Since the last annual report there has also been consultation on proposals to create a statutory strategy to guide investment in energy efficiency and heat decarbonisation at a local level (a Local Heat & Energy Efficiency Strategies – LHEES)[8,9]. These LHEES would be led by local authorities and would support, and would be supported by, the development planning system. The proposed LHEES would prioritise opportunities for energy efficiency and heat decarbonisation, including the identification of areas where heat networks are thought to be most viable. There would be no compulsion to connect to a heat network. It would be for property owners in areas with a heat network to decide whether or not they wish to connect to the heat network.

11. Section 3F only applies to new buildings and these are a very small proportion of the building stock in Scotland. One of the challenges addressed in the Climate Change Plan is the energy demand for space heating in our existing buildings. Making our existing buildings more energy efficient will have significant results in reducing emissions related to space heating. Energy Efficient Scotland (formerly SEEP - Scotland's Energy Efficiency Programme) is a 15 to 20 year programme aimed at improving the energy efficiency of buildings and supporting a low carbon energy system, which includes a focus on removing poor energy performance as a driver of fuel poverty.

12. Building regulations set greenhouse gas emissions targets for new buildings and minimum standards for building fabric and services where work is undertaken in existing buildings. Reviews of these standards in 2007, 2010 and most recently in 2015 has resulted in emissions from new buildings built to current standards being, on aggregate, around 75% lower than those built to standards in force in 1990, with corresponding reductions in energy demand. The level of challenge of current standard means that use of low carbon equipment such as photovoltaic panels is now common in new construction, particularly in new homes.

13. A further review of these standards commenced in March 2018 and 'a call for evidence' was issued in June 2018[10]. The call for evidence set out proposals for

[7] Planning (Scotland) Bill: http://www.parliament.scot/parliamentarybusiness/Bills/106768.aspx
[8] Heat and energy efficiency strategies and district heating regulation: consultation, Scottish Government, January 2017: https://beta.gov.scot/publications/consultation-heat-energy-efficiency-strategies-regulation-district-heating/
[9] Heat and energy efficiency strategies and district heating regulation: consultation, Scottish Government, January 2017: https://beta.gov.scot/publications/scotlands-energy-efficiency-programme-second-consultation-local-heat-energy-efficiency/
[10] Scottish Building Regulations review of energy standards: call for evidence, Scottish Government, June 2018: https://www.gov.scot/publications/scottish-building-regulations-review-energy-standards-call-evidence/

the investigation of further improvement to building energy performance and published responses can be accessed on the Scottish Government Consultation Hub[11]. The 'call for evidence' closed in September 2018 and results are currently being analysed with a report forthcoming in 2019. As noted in our Energy Strategy, this review will "consider the role for solar and other renewable technologies" amongst other topics.

3. Review of the Planning System

14. The planning system has been under review since 2015, supported by a report[12] from an independent panel, a public consultation[13] on 20 proposals for change and, building on this, a further consultation on a Position Statement[14]. The Planning (Scotland) Bill was introduced to the Scottish Parliament on 4 December 2017 and is currently being scrutinised by the Scottish Parliament. Stage 2 was completed on 14 November 2018.

15. The consultation on planning reform invited views on whether Section 3F should be removed. Whilst there was general support for removing section 3F, there was also concern that this would be inconsistent with the emerging Climate Change Plan. As every policy area needs to contribute to reducing emissions, the Scottish Government decided not to remove Section 3F through the Planning Bill.

16. The effect of the proposals in the Planning Bill would be to give development plan status to National Planning Framework, incorporating Scottish Planning Policy. These documents set out a long term spatial and thematic approach to Scotland's future development. Making them part of the development plan means that local development plans prepared by planning authorities across Scotland, would not need to repeat the content of the National Planning Framework, but would focus only on policy for those aspects where the planning authority consider a different approach is needed locally, assuming that consideration is supported by appropriate justification and evidence. Further information about the proposals are set out in the policy memorandum[15] accompanying the Planning (Scotland) Bill.

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[11] Scottish Building Regulations: Review of Energy Standards: 'Call for Evidence', Scottish Government, June 2018: https://consult.gov.scot/local-government-and-communities/building-standards-energy/

[12] Empowering planning to deliver great places: independent review report, Scottish Government, May 2016: https://beta.gov.scot/publications/empowering-planning-to-deliver-great-places/

[13] Places, People and Planning: consultation on the future of the Scottish planning system, Scottish Government, January 2017: https://beta.gov.scot/publications/places-people-planning-consultation-future-scottish-planning-system/

[14] Places, People and Planning – Position Statement, Scottish Government, June 2017: https://consult.gov.scot/planning-architecture/places-people-and-planning-position-statement/

[15] Planning (Scotland) Bill Policy Memorandum, 4 December 2017: https://www.parliament.scot/S5_Bills/Planning%20(Scotland)%20Bill/SPBill23PMS052017.pdf

17. **Following the Planning Bill, as we review Scottish Planning Policy, we will consider how the new format National Planning Framework might respond to Section 3F in a way which could be taken forward locally by planning authorities.**

18. The Planning Bill also lengthens the review cycle for the National Planning Framework and Scottish Planning Policy as well as local development plans to 10 years, although there would be scope for amendments within that time. This will have implications for the annual reporting requirements placed on the Scottish Government by section 73 of the Climate Change (Scotland) Act 2009, as there will potentially be less change over the period than under the current system of five yearly reviews of national and local level plans. Any changes identified will continue to be reported.

4. Assessment of progress in implementing Section 3F

19. This section addresses the reporting requirements of Section 73 that relate to the inclusion within development plans of greenhouse gas emissions policies as prescribed by Section 3F. As Section 3F only refers to local development plans, only those plans are considered here.

20. Local development plans are currently produced every five years and are preceded by a number of preparatory stages:

    - Public consultation of a main issues report.
    - Public consultation of a proposed local development plan.
    - Examination of the proposed local development plan by independent reporters within the Scottish Government Department for Planning and Environmental Appeals.
    - Adoption of the local development plan.

21. Whilst development plans had been produced for many years, the Planning etc. (Scotland) Act 2006 sets out the process for preparing strategic and local development plans. Section 3F applies only to local development plans. The five yearly review of local development plans means that some planning authorities have moved on from their first local development plan.

22. With a small number of exceptions, planning authorities prepare a single local development plan for their area.

23. Whilst Scottish Ministers can make representations on proposed plans where they feel there could be improved alignment with Ministerial policies, individual planning authorities are responsible for ensuring the plans are legally compliant.

24. All current local development plan policies, considered to implement Section 3F, are presented in the Annex. The development plan position is set out below.

25. There are 32 council areas in Scotland with planning authorities, and there are a further two national parks that have planning authority powers. Currently 33 out of the 34 planning authorities in Scotland have local development plans in place, one local authority is yet to adopt their first local development plan, however, it has an adopted local plan in place. Table 1 shows the stages in the local development plan cycle, reached by planning authorities as of 31 January 2019. Of the 33 adopted plans, 16 are currently under revision. Four planning authorities have adopted their second local development plan.

Table 1: Stage reached in the Local development plan (LDP) cycle

	Local Development Plan 1			Local Development Plan 2		
Stage	Main Issues Report	Proposed Plan	Adopted Plan	Main Issues Report	Proposed Plan	Adopted Plan
Number of planning authorities	0	1	33	6	10	4

Notes:

1. The above figures do not include: East Ayrshire Minerals Local plan, Fife Minerals Local Plan, South Lanarkshire Minerals Local Plan and East Ayrshire Town Centres and Retailing Local Development Plan given that they are topic specific.
2. This table counts only the Highland Council-wide plan, not the three area plans which contain local policies.
3. Plans at the examination stage have been counted as a ‘proposed plan’.
4. Plans reflect the development stage which they have reached as of 31 January 2019.

26. Table 2 shows the adoption schedule for each planning authority’s first local development plan. The remaining local development plans are expected to be adopted in 2019 and 2020.

Table 2: Local Development Plan 1 adoption schedule

Year of expected first LDP (as per the LDP scheme)	Number of planning authorities
LDP1 up to 2018	31
LDP1 2018 to 2020	33
LDP 1 2020 onwards	34

Notes:

1. The figures do not include: East Ayrshire Minerals Local Plan, Fife Minerals Local Plan, South Lanarkshire Minerals Local Plan and East Ayrshire Town Centres and Retailing Local Plan given that they are topic specific.

2. This table counts only the Highland wide plan, not the three area plans also available for The Highland Council area that do not contain overarching planning policies.

3. North Lanarkshire Council resubmitted their proposed LDP1 last year. Their LDP1 is currently being consulted on and this is due to be adopted in 2019.

27. Table 3 shows the stages of local development plan preparation reached as of 31 January 2019 and indicates where section 3F has been addressed according to the Scottish Government. It demonstrates that **approximately 94% of planning authorities now have a policy in place in their adopted plans which responds to section 3F. This has increased from around 85% in year 2017/18.**

Table 3: Local Development Plan stages directly addressing section 3F

Local Development Plan 1					
Main Issues Report (0)		Proposed Plan (1)		Adopted Plan (33)	
Yes	No	Yes	No	Yes	No
0	0	1	0	32	1
Local Development Plan 2					
Main Issues Report (5)		Proposed Plan (10)		Adopted Plan (4)	
Yes	No	Yes	No	Yes	No
6	0	6	4	4	0

Notes:

1. Argyll and Bute Council's adopted local development plan, LDP1, does not have a policy reflecting Section 3F, however there was a policy addressing this in the Council's 2013 supplementary guidance.

2. Plans that have proceeded LDP2 are not counted in the LDP1 adopted figures as LDP1 is superseded by LDP2.

3. Cairngorm National Park LDP2 has been submitted but out with the reporting period.

28. Table 4 shows the total number of adopted local development plans responding to Section 3F over time. **This has increased by about 10% over the last year.**

Table 4: Number of adopted local development plans responding to Section 3F over time									
Year	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019
Adopted Policies	0	1	4	6	14	20	24	29	32

29. The Scottish Government operates a requirement for planning authorities to include relevant policies responding to section 3F within development plans. **Tables 3 and 4 demonstrate that this approach is effective as take up continues and remains high.**

Table 5: Representations and modifications for local development plans adopted between 31 January 2018 and 31 January 2019				
Action	Scottish Government Representations made about Section 3F	Representation resolved before examination and Development Plan modified by Planning Authority	Representation considered at examination and Development Plan modified by Reporter	Representation resolved after examination through modification direction
Number of LDPs	1	0	0	1
Note: 1. This table does not include adopted plans which were included in the eighth Operational Report[16].				

30. Table 5 demonstrates the number of plans where the Scottish Government has made representations on the subject of 3F at proposed plan stage. Representations made about Section 3F were considered by Reporters in relation to one local development plan, with Reporters subsequently recommending modifications to the plan.

[16] Eighth Annual Report on the Operation of Section 72 of the Climate Change (Scotland) Act 2009, March 2018; Climate Change Act annual reports: 2016-2018, Scottish Government: https://www.gov.scot/publications/climate-act-annual-reports-2016-2018/

31. **Taken together, these tables show that positive progress is being made in implementing section 3F, which is now present in the majority of local development plans**. For one of the proposed plans, the Scottish Government has made a representation about Section 3F, to encourage it to be addressed.

5. Guidance on Implementing Section 3F

32. The Scottish Government currently uses two means of providing guidance to developers and planning authorities on the implementation of Section 3F:

    1) Including guidance and identifying policy approaches of local development plans within the annual reports to the Scottish Parliament.

    2) Making representations (where necessary) to planning authorities on their proposed local development plans.

33. On 19 August 2016 it was indicated through a Chief Planner Letter[17] that the Scottish Government would be reducing their input to current development plans. This is to better focus resources on ensuring the pace and inclusive approach to Planning Reform is sustained whilst maintaining an appropriate involvement in plan preparation. The Scottish Government therefore no longer provide responses to working drafts or main issues reports but will, as indicated in the Development Plan Gateway Service Standard[18], make representations about proposed local development plans. This will be done where it is not considered that Section 3F is adequately addressed.

34. As mentioned in previous reports, the Scottish Government look for three elements, which are considered to remain appropriate, to be covered in a local development plan policy aimed at implementing Section 3F:

    - A proportion of emissions to be saved.
    - At least one increase in the proportion of emission to be saved.
    - A requirement that savings should be achieved through the use of generating technology (rather than energy efficiency measures).

35. In 2016 ClimateXChange published a Dundee University study[19], commissioned by the Scottish Government, on the effectiveness of greenhouse gas emissions

[17] Development plan preparation: change in approach, Scottish Government, August 2016: https://beta.gov.scot/publications/change-involvement-development-plan-preparation/
[18] Development Plan Gateway (DPGW) – Service Standard, Scottish Government, August 2016: https://www.gov.scot/binaries/content/documents/govscot/publications/correspondence/2016/08/change-involvement-development-plan-preparation/documents/f28e4c91-c038-4a92-a389-e3c58515c3cb/f28e4c91-c038-4a92-a389-e3c58515c3cb/govscot%3Adocument
[19] Effectiveness of greenhouse gas emissions policies in local development plans, ClimateXChange, University of Dundee, March 2016: http://www.climatexchange.org.uk/reducing-emissions/effectiveness-greenhouse-gas-emission-policies-local-development-plans/

policies in local development plans. The study, considered in detail in the sixth annual report, while not intended as guidance for planning authorities, is useful in helping to shape the policy approach taken locally. In terms of application of Section 3F and securing uptake, the study found that a check-sheet approach at the planning application stage had proved useful.

36. The study was also clear that monitoring and enforcement of the implementation of low and zero-carbon energy generating technologies does not appear to have been strong to date.

6. Assessment of effectiveness of Section 3F in reducing greenhouse gas emissions from developments and Assessment of the continuing need for Section 3F

37. This section assesses the reporting requirements of Section 73(1) which relate to the effectiveness of Section 3F in reducing greenhouse gas emissions and Section 73(2) on the ongoing requirement for Section 3F.

38. As previous reports have stated, there are two key approaches to addressing Section 3F. The first is that the low and zero-carbon generating technology is used to create emissions savings that help the building to meet building regulations. The second approach is to use low and zero-carbon energy generating technology to create emissions savings in addition to meeting the minimum standards set out in building regulations. These approaches are referred to as Type 1 and Type 2 respectively in the following paragraph.

39. Table 6 shows the breakdown of adopted local development plans per policy type as described above. A substantial majority, 78%, of local development plan policies which include 3F have a Type 1 policy. The remaining plans take a Type 2 approach or a combination of both approaches.

Table 6: Adopted local development plan Section 3F policy types

Type 1	Type 2	Type 1&2 combined
25	2	5

Note:

1. The two remaining LDPs not addressed above are those by Argyll & Bute Council, which no longer has a 3F policy, and North Lanarkshire Council, which has not yet adopted its LDP1.

40. The 2016 Dundee University report remains recent and has not been updated. **We do not believe that there has been a significant shift in policy approach**

from the 2016 research finding that building standards are the primary driver for reducing emissions from buildings.

41. As outlined in the Eighth Annual Report on the Operation of Section 72 of the Climate Change (Scotland) Act 2009, responses to the consultation 'Places, People and Planning'[20] on 20 proposals for change in the planning system included responses to the question about the removal of Section 3F which were subject to independent analysis[21].

42. A number of views were expressed by respondents including objections to removal of the requirement due to being considered at odds with Scotland's climate change targets, potential to lead to a reduction in awareness that development should seek to reduce emissions, and concerns that this would ultimately result in an increase in emissions. Other respondents suggested that, should the requirements be removed, they should be replaced by other legislation that reduces emissions in other ways, such as locating development close to public transport links.

43. It is worth noting that Scottish Planning Policy already addresses the kind of issues that many respondents were raising. The scope to maximise the contribution of these topics to reducing emissions can be considered again when Scottish Planning Policy is reviewed following the completion of the Planning Bill parliamentary process.

44. **The Scottish Government set out its commitment to retain Section 3F in its Places, People and Planning Position Statement** as a visible means for planning to contribute to greenhouse gas emissions reduction.

45. Independent analysis[22] of responses to the subsequent consultation on the Scottish Government's Position statement showed a low response rate to the position of retaining Section 3F. Civil society respondents agreed that section 3F should be retained and they also expressed support for further permitted development rights for micro-renewables, electric vehicle charging points and cycling infrastructure, as well as alignment with the Climate Change Plan and related strategies. Planning and policy respondents were supportive of the operation of low and zero-carbon energy generating technologies but maintained concerns about the retention of Section 3F. Similar views were held by the development industry. Planning and policy respondents sought further information on how duplication of work between planning and building standards can be avoided in relation to Section 3F, (see paragraph 17 for information on the review

[20] Places, people and planning: consultation on the future of the Scottish planning system, January 2017: https://www.gov.scot/publications/places-people-planning-consultation-future-scottish-planning-system/

[21] Planning Review: analysis of consultation responses, Scottish Government, June 2017: https://beta.gov.scot/publications/planning-review-analysis-of-consultation-responses-june-2017/

[22] Planning review position statement: analysis of responses, Scottish Government, October 2017: https://beta.gov.scot/publications/planning-review-analysis-position-statement-responses/

of Scottish Planning Policy).Responses to the two consultations do not quantify the benefit or cost of Section 3F to greenhouse gas emissions.

46. The planning system is already bound by law to contribute to sustainable development in the round. The Scottish Government utilises the planning system where appropriate to facilitate progress towards meeting the overall target of the Climate Change (Scotland) Act 2009. We recognise that some people responding to consultations on changes to the planning system feel that direct action set out in Section 3F is important in providing a visible message to developers on action towards climate change.

47. **This report does not change the commitment to retain Section 3F as set out in the Places, People and Planning Position Statement.**

7. Matters for future reports

48. The Scottish Government will continue to fulfil its reporting requirements arising from the Climate Change Act through future reports, as well as providing advice for planning authorities and developers where relevant.

49. We will also revisit the style and scope of future reports to the Scottish Parliament to ensure they properly and proportionately reflect the new system of development plans that emerges following scrutiny of the Planning (Scotland) Bill.

50. The Scottish Government will continue to provide representations on proposed local development plans in relation to Section 3F until such a time that the changes to development planning set out in the Planning (Scotland) Bill come into force.

51. The Scottish Government will work with others to co-produce the next versions of National Planning Framework and Scottish Planning Policy. This will provide a new opportunity to consider how the requirements of Section 3F can be best met in the design of relevant policy.

Annex – Adopted Section 3F Policies to 31 January 2019

Aberdeen City Local Development Plan (Adopted January 2017)

Policy R7 - Low and Zero Carbon Buildings and Water Efficiency

Low and Zero Carbon Buildings

All new buildings, must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technology. This percentage requirement will be increased as specified in Supplementary Guidance.
This requirement does not apply to:

1. Alterations and extensions to buildings;
2. Change of use or conversion of buildings;
3. Ancillary buildings that are stand-alone having an area less than 50 square metres;
4. Buildings which will not be heated or cooled, other than by heating provided
5. Solely for the purpose of frost protection; or Buildings which have an intended life of less than two years.

Aberdeenshire Local Development Plan (Adopted April 2017)

Policy C1 Using resources in buildings

All developments must be designed to reduce carbon dioxide emissions. Proposals should aim, wherever feasible, to achieve a Gold sustainability label under section 7 of the building standards technical handbook and by 2019 a platinum label.

Appropriate standards for water efficiency to achieve both environmental protection (particularly to avoid any adverse effect on the interest of the River Dee Special Area of Conservation) and to reduce energy costs should also be applied. For water efficiency, a Gold Sustainability level would apply and a BREEAM level 5 standard for non-domestic buildings. Limited exceptions may apply but all proposals must at least meet the standards established through the current building regulations.*

A target increasing over time in the range 15-30% of the CO_2 reduction should be achieved through installing low or zero-carbon energy generating technologies in new development and this will be applied.

The master planning process for major new development should assess the feasibility of meeting the standard in part through a district heating scheme. This should include the appropriate infrastructure in at least so far as from the edge of the development site to a location adjacent to the rising main of each property for the future installation of metered heat. In areas not served by gas, consideration should be given to alternative technologies such as hot rock geothermal or biomass sources.

If it is clearly demonstrated that no suitable low and zero-carbon generating technologies are appropriate, the full carbon reduction requirement must be achieved through energy efficiency measures. Alterations, extensions, changes of use or conversion of existing buildings, development of ancillary buildings of less than 50 square meters, or buildings heated solely to provide frost protection are exempt from these requirements. Buildings with an intended life of less than 2 years are also exempted from the requirements of this policy.

An Energy Statement should be submitted at the planning application stage to demonstrate how the proposed development will satisfy the requirements of this policy. Suspensive conditions may also be used to deliver this policy to avoid any unnecessary delays in processing planning applications.

* The Council will prepare guidance on the detail of this policy specifically the standards that would apply and where exceptions might be made including to take account of financial viability. The guidance would also set out the circumstances and timescales in applying an increase in the target for low or zero carbon generating technologies and the parameters for assessing the feasibility of district heating schemes in major developments.

Angus Local Development Plan (Adopted September 2016)

Policy PV11 Energy Efficiency - Low and Zero Carbon Buildings
All qualifying new buildings must demonstrate that the installation and operation of low and zero-carbon generating technologies will avoid at least 10% of the projected greenhouse gas emissions from their use by 2016, and at least 15% by 2018.

This requirement does not apply to extensions, changes or use or conversion of buildings; stand-alone ancillary buildings under 50 sqm; buildings with a planned life of less than two years or which will not be heated or cooled for purposes other than frost protection. Development proposals should be accompanied by a statement of the level of sustainability achieved to demonstrate compliance with the above standards. Development proposals should also consider energy efficiency measures where possible including:

- siting, form, orientation and layout of buildings to maximise solar gain,
- natural ventilation and light;
- the use of landscaping and boundary treatment to modify temperature extremes such as shelter belts;
- and the re-use and/or local sourcing of building materials.

Cairngorms National Park Local Development Plan (Adopted 2015)
Policy 3: Sustainable Design

1 Design statements

A design statement must accompany **all** development proposals to demonstrate how the proposal has been designed to:

a) minimise the effect of the development on climate change in terms of siting, construction and once complete – to achieve at least the minimum standard in compliance with those set out in the Building Standards Technical Handbook; and
b) be sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials; and
c) use materials and landscaping that will complement the setting of the development; and
d) make sustainable use of resources, (including the minimisation of energy, waste, and water usage), within the future maintenance arrangements, and for any decommissioning which may be necessary - to achieve at least the minimum standard in compliance with those set out in the Building Standards Technical Handbook; and
e) enable the storage, segregation and collection of recyclable materials and make provision for composting; and
f) promote sustainable transport methods including making provision for the storage of bicycles, and reducing the overall need to travel;
g) improve or add to existing public and amenity open space; and
h) maintain and maximise all opportunities for responsible outdoor access, including links into the existing path network. All developments will be consistent with the Core Paths Plan;
i) protect the amenity enjoyed by neighbours including minimisation of disturbance caused by access to the development site; and
j) include an appropriate means of access, egress, levels of private amenity ground, and space for off-street parking; and
k) create opportunities to further biodiversity and promote ecological interest.

Policy 3: Sustainable Design Non-statutory Guidance[23]

6. All new developments must meet the minimum energy standards set out by the Building (Scotland) Regulations in the Building Standards Technical Handbook. It is mandatory for all buildings to achieve a bronze level of the sustainability labelling scheme, however opportunities to achieve bronze active and above through good design and the use of low and zero carbon generating technologies (LZCGT) are actively encouraged.

Clackmannanshire Local Development Plan (August 2015)

Policy SC7 - Energy Efficiency and Low Carbon Development

[23] This policy guidance is provided in non-statutory guidance so does not form part of the local development plan. It is included here for information only.

This policy sets out the Council's expectations with regards to the energy efficiency of new buildings. All new buildings must achieve a minimum of 15% of the carbon dioxide emission reduction standards (as set by the relevant Scottish Buildings Standards at the time of the proposed development) through the use of Low and Zero Carbon Generating Technologies (LZCGTs). This proportion will increase to 20% from the beginning of 2018, and will thereafter be kept under review.

Planning applications for all new buildings must be supported by a statement which demonstrates how the level of carbon dioxide emissions reduction will be achieved through the use of LZCGTs and through the use of appropriate design, materials and construction. Once built, a sustainability label that includes the level of carbon dioxide emissions reduction achieved shall be affixed to the building.

The Council will encourage development proposals that seek to achieve a higher level of carbon dioxide emissions reduction than that required by this policy. Achievement of a higher level of carbon dioxide emissions reduction will be treated as a material consideration in determining any planning application.

SG7 (Energy Efficiency and Low Carbon Development) details how energy efficiency standards should be met in new development and explains limitations and exemptions.

The Council will review this policy and its associated supplementary guidance in the event of any changes in Scottish Government policies or legislation. See also: SC5, SC13. Clackmannanshire supplementary guidance 7 – energy efficiency and low carbon development (august 2015) – contains further information on this policy.

Dundee City Local Development Plan (Adopted 5 December 2013)

Policy 29: Low and Zero Carbon Technology in New Development

Proposals for all new buildings will be required to demonstrate that at least 10% of the carbon emissions reduction standard set by Scottish Building Standards (2007) will be met through the installation and operation of zero-carbon generating technologies. This percentage will increase to 15% from the beginning of 2016 and will be reviewed in 2018.

This requirement applies to all new buildings with the following exceptions:

1. Alterations and extensions to buildings.
2. Change of use or conversion of buildings.
3. Ancillary buildings that stand alone and cover an area less than 50 square metres.
4. Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.
5. Buildings which have an intended life of less than two years.

A statement will be required to be submitted demonstrating compliance with this

requirement.

Dumfries and Galloway Local Development Plan (Adopted 29 September 2014)
1f) Sustainability

Development proposals should limit the impacts of climate change and promote sustainable development by:

- Assisting the development of the local economy through sustainable economic growth;
- Minimising adverse impacts on water, air and soil quality;
- Reusing and/or regenerating previously used land and property, including derelict and contaminated land;
- Making the most efficient use of land;
- Integrating with existing infrastructure where possible;
- Supporting the Council's waste resource management objectives;
- Avoiding areas of significant flood risk;
- Using sustainable drainage systems (SuDS);
- Incorporating sustainable principles by demonstrating that in all new buildings at least 10% of the carbon emissions reduction standard set by Scottish Building Standards has been met through the installation and operation of zero carbon generating technologies. This percentage will increase to 15% from the beginning of 2015 and will be reviewed in 2017.*

East Ayrshire Local Development Plan (Adopted April 2017)

Low and Zero Carbon Buildings

Policy ENV 14 Low and Zero Carbon Buildings

In order to meet with the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 (as amended), development proposals will be required to incorporate low and zero carbon generating technologies to reduce greenhouse gas emissions. Proposals for all new buildings will require to demonstrate that at least 10% of the carbon emissions reduction standard set by the Scottish Building Standards (2010) will be met through the installation and operation of zero carbon generating technologies. This percentage will increase to 15% from the beginning of 2019 and will be reviewed in 2021.

These requirements will not apply to:

I. Alterations and extensions to existing buildings;
II. Change of use or conversion of existing buildings;
III. Ancillary buildings that are 'stand-alone' and have an area of less than 50 sqm;
IV. Buildings which will not be heated or cooled, other than by heating to protect from frost; or

V. Buildings which have an intended life of less than two years.
VI. Compliance with this requirement will be demonstrated by the submission of a low carbon development statement.

East Dunbartonshire Council adopted Local Development Plan (Adopted February 2017)

Policy 15. Renewable Energy and Low-Carbon Technology

Development will support the change to a low-carbon economy by ensuring that all new development reduces emissions and energy use in new buildings and considers the potential to develop heat networks. Energy infrastructure proposals should follow criteria for location, siting and design. The location of a wind farm proposal should be guided by the spatial framework for wind-farm development. Proposals should consider the need for restoration and aftercare, and relevant Supplementary Guidance. The following sections set out the detailed policy criteria for these aspects:

Reducing Emissions and Energy Use in New Buildings

Development proposals will reduce emissions and energy use by contributing to energy efficiency, heat recovery, efficient energy supply and storage, electricity and heat from renewable sources, and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

Proposals for all new buildings will be required to demonstrate that at least 10% of the carbon emissions-reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon-generating technologies. This percentage will increase to 15% from the beginning of 2016 and will be reviewed in 2018.

The developments exempt from the above standards are buildings exempt from building regulations, alterations and extensions to buildings, changes of use and conversion of buildings.

A low to zero-carbon development statement will be required to demonstrate compliance with this emissions-reduction standard. Supplementary Guidance: Design and Placemaking will include guidance on the standards and what to include in this statement.

East Lothian Local Development Plan (September 2018)
SEH1: Sustainable Energy and Heat

The Council supports the principles of the ‘energy hierarchy’ and promotes energy-efficient design in new development. Community heating schemes are encouraged where they would not harm amenity and could co-exist satisfactorily with existing or proposed uses in the area. Applicants are encouraged to submit an Energy Statement indicating how such matters have been addressed. Where a district heat

network exists or is planned, developments should include appropriate infrastructure for connection or safeguards to allow future connection. In particular, the Council supports the principle of the creation of district heat networks at Millerhill/Craighall, at Oxwellmains, Dunbar and at Cockenzie provided they would not harm amenity and could co-exist satisfactorily with existing or proposed uses in the area. Proposals in these areas must not prejudice the potential for heat networks to be developed. The council supports the principle of combined heat and power schemes and energy generation from renewable or low carbon sources.

Policy SEH2: Low and Zero Carbon Generating Technologies

All new buildings must include Low and Zero Carbon Generating Technologies (LZCGT) to meet the energy requirements of Scottish Building Standards, except for the following:

- Alterations and extensions to buildings;
- Changes of use or conversion of buildings;
- An ancillary building that is stand-alone, having an area less than 50 square metres;
- Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- Buildings which have an intended life of less than two years;
- Any other buildings exempt from Building Standards.

Compliance with this requirement shall be demonstrated through obtaining an 'active' sustainability label through Building Standards and submission of calculations indicating the SAP Dwelling Emissions Rate (DER) or SBEM Buildings Emissions Rate (BER) with and without the use of the LZCGT. LZCGT shall reduce the DER/BER by at least 10%, rising to at least 15% for applications validated on or after 1 April 2019. For larger developments, encouragement.

East Renfrewshire Local Development Plan (June 2015)

Policy E2: Energy Efficiency

7.3.1. All new buildings must be designed so that at least 10% of the carbon dioxide emissions reductions standard, set by Scottish Building Standards, is met by the installation and operation of low and zero carbon generating technologies. This percentage will increase to 15% by the beginning of 2015, and may be changed again during the lifetime of this plan following any reviews of Scottish Building Standards.

7.3.2. Other solutions will be considered where:

- an applicant is able to demonstrate that there are significant technical constraints in using on-site low and zero-carbon generating technologies; or

- where there is likely to be an adverse impact on the historic environment; or
- where development of the following types is proposed: extensions to existing buildings, buildings which have an intended life of less than two years, stand-alone ancillary buildings with an area of less than 50 sqm, or buildings which will not be heated or cooled other than for the purposes of frost protection.

7.3.3. Further detailed information and guidance is provided in the Energy Efficient Design Supplementary Planning Guidance (June 2015).

Edinburgh Local Development Plan (Adopted November 2016)

Policy Des 6 Sustainable Buildings

Planning permission will only be granted for new development where it has been demonstrated that:

a) the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon generating technologies.

b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:

I. measures to promote water conservation

II. sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical

III. provision of facilities for the separate collection of dry recyclable waste and food waste

IV. maximum use of materials from local and/or sustainable sources

V. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.

Falkirk Local Development Plan (July 2015)

Policy D04 Low and Zero Carbon Development

1. All new buildings should incorporate on-site low and zero carbon generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 10% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals

must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance with be contained in Supplementary Guidance SG15 'Low and Zero Carbon Development'.
Exclusions from the requirements of this policy are:

- Proposals for change of use or conversion of buildings;
- Alterations and extensions to buildings;
- Stand-alone buildings that are ancillary and have an area less than 50
- square metres;
- Buildings which will not be heated or cooled other than by heating
- provided solely for the purpose of frost protection;
- Temporary buildings with consent for 2 years or less; and
- Where implementation of the requirement would have an adverse
- impact on the historic environment as detailed in the Energy
- Statement or accompanying Design Statement.

2. The design and layout of development should, as far as possible, seek to minimise energy requirements through harnessing solar gain and shelter;

3. Decentralised energy generation with heat recycling schemes (combined heat and power and district heating) will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the potential for such schemes.

Fife Local Development Plan (Adopted February 2017)

Policy 11: Low Carbon

Sustainable Buildings
Planning permission will only be granted for new development where it has been demonstrated that:

1) The proposal meets the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards), and that low and zero carbon generating technologies will contribute at least 15% of these savings from 2016 and at least 20% from 2020. Statutory supplementary guidance will provide additional advice on compliance with this requirement;

2) Construction materials come from local or sustainable sources;

3) Water conservation measures are in place;

4) sustainable urban drainage measures will ensure that there will be no increase in the rate of surface water run-off in peak conditions or detrimental impact on the ecological quality of the water environment; and

5) Facilities are provided for the separate collection of dry recyclable waste and food waste.

All development should encourage and facilitate the use of sustainable transport appropriate to the development, promoting in the following order of priority: walking, cycling, public transport, cars.

The council will produce statutory supplementary guidance on low carbon energy schemes, including wind energy. This shall be submitted to Ministers within 12 months of the date of the adoption of the plan. The guidance will accord with the current Scottish Planning Policy, and will set out the detailed policy considerations against which all proposals for low carbon energy schemes, including wind energy, will be assessed, based on those considerations set out above.

Glasgow City Development Plan (Adopted March 2017)

CDP 5 RESOURCE MANAGEMENT

LOW AND ZERO-CARBON GENERATING TECHNOLOGIES

New buildings should also include low and zero-carbon generating technologies (LZCGT) to offset a proportion of emissions arising from the use of the buildings, as specified in the table below.

All buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7: Sustainability.

As a minimum, the specified level of sustainability for a dwelling or non-domestic property, at the planning application submission date, should be as set out in Table 3.

Table 3 Required levels of sustainability for proposed domestic and non-domestic properties

Submission Date	Domestic and Non-domestic Properties
2014	Bronze Active – the baseline level for sustainability achieved where the building meets the functional standards set out in Sections 1-6 of the Technical Handbook and includes a minimum 10% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology (LZCGT).
2016	Silver Active – where the building complies with the Silver Active level in each of the 8 aspects in the handbook and includes a minimum 15% carbon dioxide emissions abatement through the use of LZCGT.
2018	Gold – where the building complies with the Gold level in each of the 8 aspects in the handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

SG5 supports the above policy by providing guidance on the use and derivation of

energy and the processing of waste in new development. Accordingly, SG5 includes advice on:

- the production of renewable energy and heat (including different sources and, where appropriate, favoured locations), its use in new development and how new proposals will be assessed;
- more efficiently using, and distributing, energy and heat, including through heat mapping and district heating;
- designing new development to reduce energy use including, if appropriate, urban lighting;
- the use of low and zero carbon generating technologies (including different sources) in new development;
- the means by which the impact of new energy/heat proposals will be assessed;
- sub-surface infrastructure;
- on-shore oil and gas extraction and the means by which its land use implications will be assessed;
- energy and carbon master planning; and
- the means by which proposals for new waste management facilities will be assessed.

Supplementary Guidance SG5: Resource Management

4. LOW AND ZERO CARBON GENERATING TECHNOLOGIES

4.1 The Town and Country Planning (Scotland) Act 1997, as amended by the Climate Change (Scotland) Act 2009, requires Local Planning Authorities to include policies which require buildings in new developments to be designed to avoid a specified and rising proportion of projected greenhouse emissions from their use through the installation of low and zero carbon generating technologies.

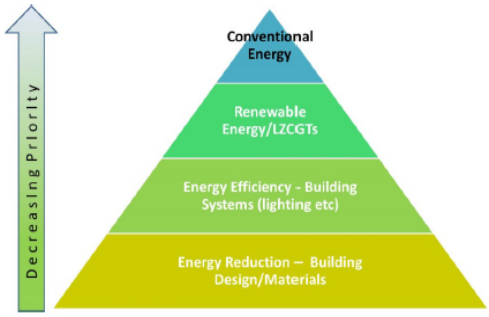
4.2 Policy CDP5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials. SG1: The Placemaking Principle provides further guidance on how this can be done. Following the energy hierarchy (see Figure 2) when designing new developments will have the effect of making other requirements of CDP5, such as low and zero carbon generating technologies, easier to deliver.

4.3 Policy CDP5 requires that all new domestic and non-domestic developments make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets. The requirement for new developments will change throughout the life of the plan, as set out in Table 3.

4.4 All new developments are required to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented.

4.5 New developments will be designed to contribute to a reduction in carbon emissions through the installation of onsite low or zero carbon technologies. Equipment may be mounted onto buildings or installed at an appropriate location within the red line boundary of the development site, but the overall development shall be designed to reflect the approach to placemaking and design set out in CDP1/SG1. It is expected that large developments will consider the viability of decentralised low and zero carbon sources of heat and power, with equipment sited where possible to allow low and zero carbon generating technologies to benefit more than one building and maximise energy gain.

Figure 2: The Energy Hierarchy



4.6 A Statement on Energy will be required to support all applications to which this policy applies (for exceptions see paragraph 4.8). Further information on the requirements of a Statement on Energy can be found in Section 7. Figure 3 indicates how the Council will ensure that the requirements of Table 3 are delivered in new development.

Table 3 – from CDP5

Submission Date	Domestic and Non-domestic Properties
2014	Bronze Active – the baseline level for sustainability achieved where the building meets the functional standards set out in Sections 1-6 of the Technical Handbook and includes a minimum 10% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology (LZCGT).
2016	Silver Active – where the building complies with the Silver Active level in each of the 8 aspects in the handbook and includes a minimum 15% carbon dioxide emissions abatement through the use of LZCGT.
2018	Gold – where the building complies with the Gold level in each of the 8 aspects in the handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

Eligible Low and Zero Carbon Generating Technologies

4.7 Technologies which may contribute to a reduction in carbon emissions are:

- Biomass
- Fuel Cells
- Micro-Hydro
- Micro-Wind
- Solar Thermal
- Photovoltaics
- Ground Source Heat Pumps
- Water Source Heat Pumps
- Air Source Heat Pumps
- Combined Heat and Power
- Heat Exchange and Recovery Systems
- Geothermal

Exceptions

4.8 This requirement does not apply to:

a) alterations and extensions to buildings;
b) conversions of buildings;
c) buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
d) buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
e) buildings intended to have a life not exceeding the period of two years; or
f) conservatories

Highland Wide Local Development Plan (Adopted 5 April 2012)

Policy 28: Sustainable Design

The Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland.

Proposed developments will be assessed on the extent to which they:

- are compatible with public service provision (water and sewerage, drainage, roads, schools, electricity);
- are accessible by public transport, cycling and walking as well as car;
- maximise energy efficiency in terms of location, layout and design, including the utilisation of renewable sources of energy and heat;
- are affected by physical constraints described in Physical Constraints on Development: Supplementary Guidance;
- make use of brownfield sites, existing buildings and recycled materials;
- demonstrate that they have sought to minimise the generation of waste during the construction and operational phases. (This can be submitted through a Site Waste Management Plan);
- impact on individual and community residential amenity;
- impact on non-renewable resources such as mineral deposits of potential commercial value, prime quality agricultural land, or approved routes for road and rail links;
- impact on the following resources, including pollution and discharges, particularly within designated areas:
    - habitats
    - freshwater systems
    - species
    - marine systems
    - landscape
    - cultural heritage
    - scenery
    - air quality;
- demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials;
- promote varied, lively and well-used environments which will enhance community safety and security and reduce any fear of crime;
- accommodate the needs of all sectors of the community, including people with disabilities or other special needs and disadvantaged groups; and
- contribute to the economic and social development of the community.

Developments which are judged to be significantly detrimental in terms of the above

criteria will not accord with this local development plan. All development proposals must demonstrate compatibility with the Sustainable Design Guide: Supplementary Guidance, which requires that all developments should:

- conserve and enhance the character of the Highland area;
- use resources efficiently;
- minimise the environmental impact of development;
- enhance the viability of Highland communities.

Compatibility should be demonstrated through the submission of a Sustainable Design Statement where required to do so by the Guidance.

All developments must comply with the greenhouse gas emissions requirements of the Sustainable Design Guide.

In the relatively rare situation of assessing development proposals where the potential impacts are uncertain, but where there are scientific grounds for believing that severe damage could occur either to the environment or the wellbeing of communities, the Council will apply the precautionary principle.

Where environmental and/or socio-economic impacts of a proposed development are likely to be significant by virtue of nature, size or location, The Council will require the preparation by developers of appropriate impact assessments. Developments that will have significant adverse effects will only be supported if no reasonable alternatives exist, if there is demonstrable over-riding strategic benefit or if satisfactory overall mitigating measures are incorporated.

Highland Sustainable Design Guide Supplementary Guidance (Adopted 16 January 2013)

Incorporating small-scale renewable or low-carbon energy systems into developments or individual buildings can make significant reductions in CO2 emissions. Examples include:

- Small-scale standalone wind turbines;
- Solar thermal heating panels;
- Solar energy photovoltaic cells, tiles and panels;
- Air, ground, or water source heat pumps;
- Small scale hydro-electric schemes;
- Biomass heating systems;
- Anaerobic digesters/biogas.

When considering incorporating these technologies into developments or individual buildings there are a range of planning considerations and constraints, and a suite of applicable policies and guidance, therefore pre application advice should be sought."

Community heating schemes should be considered for small-scale developments of two or three buildings as well as for larger-scale developments. Larger-scale

developments should also consider the use of a combined heat and power scheme (CHP).

Checklist:

Sustainable Design Checklist	Minimum Standards	Relevant Policies & Additional Guidance
8. Renewable energy Has the energy demand for the development been calculated to determine: A. The amount of low or zero carbon technology e.g. wind, solar, hydro, photovoltaic (PV), Combined Heat and Power (CHP) that is practicable to meet the extant Building Standards CO2 emissions reduction target. B. The % of total site energy demand that will be produced from on-site renewable energy technologies. C. Meeting the remaining energy demand efficiently, e.g. non-renewable or waste powered district heating and cooling.	A-C is required only where the development is 500m^2 or over. The CO^2 emissions reduction target should be met through a combination of on-site low or zero carbon technologies (LZCT) and other appropriate measures. The amount of low or zero carbon technologies (LZCT) employed will depend on the technical constraints and scale of the proposed development.	Climate Change (Scotland) Act Scottish Planning Policy (SPP) A Low Carbon Building Standards Strategy for Scotland Scottish Building Standards

Inverclyde Local Development Plan (Adopted 29 August 2014)

Policy INF2 - Energy Efficiency

Support will be given to all new buildings designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 15% by the end of 2016. Other solutions will be considered where:

a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
b) there is likely to be an adverse impact on the historic environment.
c) Excluded from this requirement are: buildings that have an intended life of less than 5 years; or

d) stand-alone ancillary buildings of less than 50 sqm; or
e) buildings which will not be heated or cooled other than for the purposes of frost protection.

Note: It is recognised that Building Standards may change during the lifetime of this Plan. The requirements are therefore percentages of the Building Standard in operation at the time applications are determined.

Loch Lomond and Trossachs Local Development Plan (Adopted December 2016)

Overarching Policy 2

Development proposals should not conflict with nearby land uses and where relevant, must address the following requirements: Climate Friendly Design: demonstrate how proposed buildings will meet a reduction in greenhouse gas emissions through;

a) Minimising overall energy requirements through conservation measures, and

b) Incorporating on-site low and zero carbon generating technologies to meet 10% of the overall energy requirements of the building rising to 20% by December 2021.

Midlothian Local Development Plan (Adopted November 2017)

Policy NRG 3

Energy Use and Low & Zero-Carbon Generating Technology

Through attention to location, development mix, phasing, site and building layout and adaptability of buildings to future use, demand for energy should be limited.

Shelter and passive solar gain should be optimised in this regard. Conventional air conditioning should be avoided, as far as reasonable, through passive design including natural ventilation, vegetation and external summer shading.

Each new building shall incorporate low and/or zero-carbon generating technology in order to meet the minimum carbon dioxide emission reduction target of the 2015, and any subsequent revision to, Building Regulations. The Council encourages all proposals for new development to incorporate measures to achieve the higher levels of sustainability, as defined by the Building Regulations.

Policy NRG 4

Interpretation of Policy NRG3

For the purpose of policy NRG3, the buildings subject to low and/ or zero-carbon generating technology (LZCGT) requirements and greenhouse gases referred to are

limited to those within the scope of the relevant CO2 emissions standard under the Building Regulations. Where LZCGT is the main heating source and the Building Regulations methodology includes an option for that technology to be used as such, a special Target Emissions Rate shall be used based on the main heating being mains gas with a 90% efficient boiler. The percentage reduction is then assessed by reference to this special Target Emissions Rate. The 'floor-area-weighted average' approach in the Building Regulations CO2 emissions standard (for buildings with multiple dwellings such as a block of flats or terrace of houses) may be adopted.

Policy NRG3's LZCGT requirements shall not apply in the case of:

A. Buildings where technical constraints preclude incorporation, in which case active energy efficiency measures (e.g. heat exchange recovery systems) should be used unless also precluded by technical constraints.
B. The applicant shall evidence any such constraints. On their own, financial considerations do not constitute a technical constraint here; buildings in respect of which community heating pipework is installed with a view to connection at a later date (see policy NRG6);
C. Section 3F of the Town and Country Planning (Scotland) Act 1997 no longer being in force.

Moray Development Plan (Adopted June 2015)

Policy CC2:

In order to contribute to reducing greenhouse gas emissions, developments of 10 or more houses and buildings in excess of 500 sqm should address the following:

- Be in sustainable locations that make efficient use of land and infrastructure,
- Optimise accessibility to active travel options and public transport,
- Create quality open spaces, landscaped areas and green wedges that are well connected,
- Utilise sustainable construction techniques and materials and encourage energy efficiency through the orientation and design of buildings,
- Where practical, install low and zero carbon generating technologies,
- Prevent further development that would be at risk of flooding or coastal erosion,
- Where practical, meet heat and energy requirements through decentralised and local renewable or low carbon sources of heat and power.
- Minimise disturbance to carbon rich soils and, in cases where it is agreed that trees can be felled, to incorporate compensatory tree planting.

North Ayrshire Local Development Plan (20 May 2014)

POLICY PI 13: CARBON EMISSIONS AND NEW BUILDINGS

All new buildings must reduce their carbon dioxide emissions above or in line with

building standards through appropriately designed:

- On-site low or zero carbon generating technologies (LZCGTs); **and/or**
- Passive/operational energy efficiency measures.

The following are exempt from this policy:

(a) Buildings exempted from building regulations;

(b) Individual buildings having an area less than 50 square metres;

(c) Extensions to buildings, other than extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more;

(d) Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;

(e) Limited life buildings which have an intended life of less than two years;

(f) CO2 emissions arising from any apparatus operating within the proposed development which is not related to the heating or cooling of a building.

Applicants are required to demonstrate to the satisfaction of the Council how this requirement will be met. A suspensive condition may be used to allow applicants to submit energy saving or on-site LZCGT schemes at the time of Building Warrant submissions. On-site LZCGTs not permissible under General Permitted Development rights shall be considered against other relevant LDP policies and guidance. Further guidance will be contained within Supplementary Guidance: Climate Change.

Orkney Local Development Plan (Adopted April 2017)

POLICY 1 Criteria for All Development

1.1 In working toward achieving the Plan's vision for Orkney, planning applications will be assessed against all policies in the Plan. The purpose of this overarching policy is to set out the key guiding principles that will be a consideration in the assessment of all planning applications.

1.2 Where it is essential to make a proposal acceptable in planning terms, Developer Contributions will be sought toward upgrades to existing, and the provision of new, infrastructure. Contributions may be sought toward transport infrastructure, active travel network, schools, waste facilities, open space provision, strategic flood risk defences. Details of where contributions are required will be set out within the relevant settlement statement, development brief or masterplan.

Development will be supported where:

i. It is sited and designed taking into consideration the location and the wider townscape, landscape and coastal character;
ii. The proposed density of the development is appropriate to the location;
iii. It is not prejudicial to the effective development of, or existing use of, the

wider area;

iv. The amenity of the surrounding area is preserved and there are no unacceptable adverse impacts on the amenity of adjacent and nearby properties/users;

v. It would not create an unacceptable burden on existing infrastructure and services that cannot be resolved;

vi. It does not result in an unacceptable level of risk to public health and safety;

vii. It is resource efficient and utilises sustainable construction technologies, techniques and materials and, where practicable, low and zero carbon generating technologies are installed;

viii. It facilitates the prevention, reuse, recycling, energy recovery and disposal of waste, including where relevant, the use of Site Waste Management Plans;

ix. It protects and where possible enhances and promotes access to natural heritage, including green infrastructure, landscape and the wider environment; and

x. It protects and where possible enhances Orkney's cultural heritage resources.

Perth and Kinross Local Development Plan (Adopted 3 February 2014)

'**Sustainable Design and Zero Carbon Development Supplementary Guidance'** (April 2014)[24]

Policy EP1: Climate Change, Carbon Reduction and Sustainable Construction		
Sustainable design and construction will be integral to new development in Perth and Kinross. Applications for development may require a Sustainability Statement to demonstrate how developments will uphold sustainable construction principles and contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions. New buildings should also include low and zero-carbon generating technologies (LZCGT) to off-set a proportion of emissions arising from the use of the buildings, as specified in the table below. Some relevant buildings must be accompanied by a sustainability statement and all buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7 – Sustainability. The specified level of sustainability for a dwelling or non-domestic property should be selected from the following table which also shows the standard expected and by which date.		
	Domestic	Non-domestic
2012	Bronze Active This is the baseline level for sustainability achieved where the	Bronze Active This is the baseline level for sustainability achieved where

[24] Supplementary Guidance - Sustainable design and zero carbon development, Perth and Kinross Council, April 2014, http://www.pkc.gov.uk/sustainabledesign

	dwelling meets the functional standards set out in Sections 1-6 of the Technical Handbook and includes a minimum 2% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology.	the building meets the functional standards set out in Sections 1-6 of the Technical Handbook and includes a minimum 2% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology.
2016	Silver Active Where the dwelling complies with the Silver Active level in each of the 8 aspects below and includes Low and Zero-Carbon Generating Technology: *Aspect 1* - Carbon dioxide emissions; *Aspect 2* - Energy for space heating; *Aspect 3* - Energy for water heating; *Aspect 4* - Water use efficiency; *Aspect 5* - Optimising performance; *Aspect 6* - Flexibility and adaptability; *Aspect 7* - Wellbeing and security; *Aspect 8* - Material use and waste. New buildings should include a minimum 3% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology	Silver Active Carbon dioxide emissions equivalent to a 50% improvement on the 2007 standards. A minimum 3% of this emissions improvement should come from the use of Low and Zero-Carbon Generating Technology.
2020	Gold Where the dwelling complies with the Gold level in each of the 8 aspects below: *Aspect 1* - Carbon dioxide emissions. *Aspect 2* - Energy for space heating. *Aspect 3* - Energy for water heating. *Aspect 4* - Water use efficiency. *Aspect 5* - Optimising performance. *Aspect 6* - Flexibility and adaptability. *Aspect 7* - Wellbeing and security. *Aspect 8* - Material use and waste. New buildings should include a minimum 5% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology.	Gold Carbon Dioxide emissions equivalent to a 75% improvement on the 2007 standards. A minimum 5% of this emissions improvement should come from the use of Low and Zero-Carbon Generating Technology.
2022	Platinum Carbon Dioxide emissions equivalent to a 100% improvement on the 2007 standards including a minimum 6% carbon dioxide abatement through the use of Low and Zero-Carbon Generating Technology.	
All new development will be required to provide satisfactory arrangements for the storage and collection of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate. New homes and workplaces should allow for the		

provision of high-speed broadband access to enable provision of next generation broadband.

Note: Supplementary Guidance will expand on the above requirements including:

- identifying the type of building which will require to submit a sustainability statement.
- where combined heat and power technologies may be appropriate.

Policy EP1A
The Council is committed to ensuring that development minimises disturbance to, and the loss of, carbon rich soils, including peatland, which are of value as carbon stores. Development will only be permitted on areas of undisturbed carbon rich soils, including peatland, where it has been clearly demonstrated that there is no viable alternative, or where the economic and social benefits of the development outweigh any potential detrimental effect on the environment.

Renfrewshire Local Development Plan (Adopted 28 August 2014)

POLICY I7 – Low Carbon Developments

All new buildings, with exception of those listed below, shall in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007 building standards. The developments exempt from the above standards are as follows:

- Buildings exempt from building regulations;
- Alterations and extensions to buildings;
- Changes of use or conversion of buildings;
- An ancillary building that is stand-alone, having an area less than 50 square metres;
- Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- Buildings which have an intended life of less than two years.

The submission of a statement will be required to demonstrate to the satisfaction of the Council that this requirement can be met or setting out the reasons why it is neither practical nor viable to meet the requirement in part or in full.

Scottish Borders Local Development Plan (Adopted May 2016)

Policy PMD2: Quality Standards

All new development will be expected to be of a high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:
Sustainability

A) In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance. Planning applications must demonstrate that the current carbon dioxide emissions target has been met, with at least half of this target met through the use of low or zero carbon technology.

Shetland Local Development Plan (Adopted 26 September 2014)

GP2 General Requirements for All Development

Applications for new buildings or for the conversion of existing buildings should meet all of the following General Requirements:

a) Developments should not adversely affect the integrity or viability of sites designated for their landscape and natural heritage value.
b) Development should not occur any lower than 5 metres Above Ordnance Datum (Newlyn) unless the development meets the requirements of Policy WD1;
c) Development should be located, constructed and designed so as to minimise the use of energy and to adapt to impacts arising from climate change, such as the increased probability of flooding; water stress, such as water supply; health or community impacts as a result of extreme climatic events; and a change in richness of biodiversity.
d) Suitable water, waste water and surface water drainage must be provided;
e) All new buildings shall avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies (LZCGT). The proportion of such emissions shall be specified in the council's Supplementary Guidance – Design. That guidance will also set out the approach to existing buildings which are being altered or extended, including historic buildings, and the approach to applications where developers are able to demonstrate that there are significant technical constraints to using on-site low and zero carbon generating technologies.
f) Suitable access, car parking and turning should be provided;
g) Development should not adversely affect areas, buildings or structures of archaeological, architectural or historic interest;
h) Development should not sterilise mineral reserves;
i) Development should not sterilise allocated sites as identified within the Shetland local development plan;
j) Development should not have a significant adverse effect on existing uses;
k) Development should not compromise acceptable health and safety standards or levels;

l) Development should be consistent with National Planning Policy, other local development plan policies and Supplementary Guidance.

South Ayrshire Local Development Plan (Adopted 23 September 2014)

LDP policy: low- and zero-carbon buildings

To meet the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 (as amended), development proposals will be required to incorporate low and zero-carbon generating technologies to reduce greenhouse gas emissions. The target reduction for new buildings required by this policy will be set out in related supplementary guidance, which we will produce, and be based on the 2010 building standards. A rising proportion of greenhouse gases will require to be offset through the use of low and zero-carbon generating technologies and the supplementary guidance will specify incremental targets to achieve this. These requirements will not apply where the development is:

a. an alteration or extension to an existing building;
b. to change or convert an existing building;
c. an ancillary building that is 'stand-alone' and has an area of less than 50 square metres;
d. a building which will not be heated or cooled, other than by heating provided to protect it from frost; or
e. a building which has an intended life of less than two years.

Developers must show they meet this requirement by giving us a low-carbon development statement and by consulting our Building Standards service.

We will support the reuse and recycling of waste in the construction of new developments.

South Lanarkshire Local Development Plan (June 2015)

Policy 2 Climate change

Proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by;

i. being sustainably located;
ii. maximising the reuse of vacant and derelict land;
iii. utilising renewable energy sources;
iv. being designed to be as carbon neutral as possible;
v. using, where appropriate, low and zero carbon energy generating technologies, that reduce predicted carbon dioxide emissions to meet current building standards within new buildings;
vi. avoiding areas of medium to high flood risk;
vii. having no significant adverse impacts on the water and soils environment, air quality, biodiversity (including Natura 2000 sites and protected species) and green networks;

viii. ensuring new development includes opportunities for active travel routes and provisions for public transport and for the creation and enhancement of green networks,

ix. providing electric vehicle recharging infrastructure in new developments to encourage the adoption of low carbon vehicles; and

x. minimising waste. Development proposals must also accord with other relevant policies and proposals in the development plan and other appropriate supplementary guidance.

Stirling Local Development Plan (Adopted October 2018)

Policy 4.1: Low and Zero Carbon Buildings

a) All new buildings must be designed so that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards*[25] is met by the installation and operation of low and zero-carbon generating technologies. This percentage will increase to 15%* in 2016.

b) Part (a) does not apply where development of any of the following types is proposed: -

- Extensions to existing buildings
- Changes of use or conversion of buildings
- Buildings which have an intended life of less than two years
- Stand-alone ancillary buildings with an area of less than 50 sq. m;
- Buildings which will not be heated or cooled other than for the purposes of frost protection.

c) Other solutions will be considered where: -

(i) An applicant is able to demonstrate that there are significant technical constraints in using on-site low and zero-carbon generating technologies; or

(ii) There is likely to be an adverse impact on the historic environment (see Policy 7.7).

d) All relevant applications must be accompanied by a 'Low and Zero-Carbon Buildings Statement' demonstrating compliance with this policy.

[SG: Placemaking supports this policy by providing further guidance on how the requirements of this policy can be met, and the information required in the Low and Zero-Carbon Buildings Statement].

[* It is recognised that Building Standards are likely to change during the lifetime of this Plan. Therefore, the requirements are percentages of the Building Standard in operation at the time at which applications are being determined].

[25] It is recognised that Building Standards are likely to change during the lifetime of this Plan. Therefore, the requirements are percentages of the Building Standard in operation at the time at which applications are being determined.

West Dunbartonshire Council Local Development Plan (Approved March 2010)

12.17.6 In new developments with a total cumulative floor space of 500 sq metres or more, on-site zero or low carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard will be required. Where it can be demonstrated, however, that technical constraints exist which would prevent achieving this requirement, equivalent carbon savings elsewhere in the area will be sought through agreement. PAN 84 provides information and guidance on the implementation of this target.

Appendix 1: Low and zero carbon generating technologies

Low and/or zero carbon generating technology shall be installed in all new buildings with the exception of:

- alterations and extensions to buildings, other than alterations and extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more, or alterations to buildings involving the fit-out of the building shell which is the subject of a continuing requirement;
- conversions of buildings;
- buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
- buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- buildings intended to have a life not exceeding the period specified in regulation 6 of the Building Standards Regulations; or
- conservatories.

Proposals for new buildings should conform to the sustainability standards set out in the table below for the year in which they are submitted unless the proposal is considered to be an exception to the policy. The emissions savings should form a part of those emissions savings required by Building Standards regulations in force in the given year.

West Lothian Local Development Plan (Adopted 4 September 2018)

POLICY NRG 1a Low and Zero Carbon Generating Technology

Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emission reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance

with this requirement. The percentage will increase at the next review of the local development plan

This requirement will not apply to:

- Alterations and extensions to buildings;
- Change of use or conservation of buildings
- Ancillary buildings that stand alone and cover less than 50 square metres
- Buildings which will not be heated or cooled, other than by heating provided solely for frost protection;
- Buildings which have an intended life of less than two years.

Comhairle nan Eilean Siar – Outer Hebrides Local Development Plan
(Adopted November 2018)

Zero and Low Carbon Buildings

Context

Climate change is a significant issue and Scotland is leading the UK with reductions in greenhouse gas emissions. Planning Legislation states that all local authorities in their local development plans must seek to reduce carbon emissions through the use of low and zero carbon generating technologies (LZCGT) in all new building developments. This will contribute to meeting Scottish Government's CO2 emission reduction targets and Building Standards Energy and Sustainability requirements.

The principle of sustainability is embedded within Planning and Building Standards, through the concept of Sustainability Labelling which aims to reward the achievement of either meeting or exceeding Building Standards and opting to meet higher levels in terms of energy and carbon emissions targets as well as water efficiency and flexibility in design.

Policy PD4: Zero and Low Carbon Buildings

All Planning applications for new buildings must demonstrate that the carbon dioxide emissions reduction target, as required by Scottish Building Standards, has been met; with at least 15% of this target being met through the use of low or zero carbon technology. This figure will be reviewed in 2021.

Compliance with this policy shall be demonstrated through obtaining an 'active' sustainability label through Building Standards and submission of calculations indicating the SAP Dwelling Emissions Rate (DER) or SBEM Buildings Emissions Rate (BER) with and without the use of the LZCGT.

A suspensive condition may be used to allow the applicant to submit energy saving or onsite LZCGT schemes at the time of Building Warrant submissions.

This policy does not apply to any of the following:

a. buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection;
b. alterations and extensions to buildings;
c. changes of use or conversion of buildings;
d. ancillary buildings that are stand-alone, having an area less than 50 square metres;
e. buildings which are designed so that the energy necessary is integral to the structure requiring minimal additional mechanisation (the passive house concept);
f. buildings which have an intended life of less than two years.

Policy EI 8: Energy and Heat Resources

The Comhairle will support proposals that contribute to meeting the targets and objectives of the National Planning Framework 3, the Climate Change Act, and the National Renewables Infrastructure Plan in relation to electricity grid reinforcement, infrastructure and renewable energy generation.

Development proposals for all scales of onshore wind energy development will be assessed against the Supplementary Guidance for Wind Energy Development.

The Comhairle supports the principle of wind farm development in Areas with Potential for Wind Farms (SG Map 1) subject to a satisfactory assessment against other policies in this plan and the Supplementary Guidance. Many of these areas, particularly in the Uists, will however be constrained by MoD radar. The Supplementary Guidance will give further details of the radar constraints.

The Comhairle will also consider wind farm development in Areas of Constraint, with potential in certain circumstances (Map 1) subject to a satisfactory assessment against other policies in this plan and the Supplementary Guidance.

The Comhairle will not support wind farm developments in Areas Unacceptable for Wind Farms (Map 1).

Proposals for all other renewable energy projects and oil and gas operations (including land based infrastructure associated with offshore projects) will be required to demonstrate all the following:

a) appropriate location, siting and design including the technical rationale for the choice of site;

b) no significant adverse impact (including cumulative) on: landscape, townscape and visual aspects; natural, built and cultural heritage resources; the water environment; peatlands; aviation, defence and telecommunications transmitting and receiving systems, e.g., broadband; public health and safety,

and amenity (including noise); neighbouring land uses, transport management and core paths;

c) appropriate decommissioning and site reinstatement arrangements;

d) phasing arrangements, where appropriate;

e) the contribution towards meeting national energy supply targets and local economic impact.

Micro generation* renewable energy developments, not subject to the Supplementary Guidance for Wind Energy Development, will be required to meet criteria a) to c) above and all the following criteria:

a) the proposal does not have a significant adverse direct, indirect or cumulative impact on residential amenity; and

b) colour, form, finish and height are appropriate to the setting and are designed to minimise visual impact and distraction; and

c) sufficient information is provided to enable a balanced assessment of any other likely effects of the development.

The type, scale and size of the proposed development will have a significant effect on the way the Comhairle will consider an application and the level of accompanying information that will be required. Conditions and, where necessary, a planning agreement may be used to control the detail of the development. Non-permanent elements of a development will be granted permission consistent with their lifespan and/or projected period of use. In line with the Zero Waste Plan the Comhairle will support 'energy from waste' developments subject to wider Plan policies. Opportunities to co-locate or connect with district heating schemes or heat producers should be investigated.

*micro generation is the production of heat (less than 45 kilowatt capacity) and/or electricity (less than 50 kilowatt capacity) from zero or low carbon source technologies.

Policy 3: Zero and Low Carbon Buildings

Low and/or zero carbon generating technology must be installed in all new buildings (with the exception of those listed below) to reduce predicted carbon dioxide emissions from buildings to meet minimum building standards.

A sustainability statement detailing the technologies proposed as demonstrating proposed achievement of Bronze Active Sustainability rating (Achieving or exceeding Building Standards), must be submitted as part of planning applications for new buildings.

This requirement does not apply to any of the following:

- buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection.
- alterations and extensions to buildings.
- changes of use or conversion of buildings.
- ancillary buildings that are stand-alone, having an area less than 50 square metres.
- buildings which are designed so that the energy necessary in integral to the structure requiring minimal additional mechanisation (the passive house concept).

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