



The London Plan Consultation 2018

Minimising greenhouse gas emissions

The London Plan is currently under consultation, this period will end on the 2nd March 2018 with the proposed new plan due to come into force late 2018. The plan will cover the period between 2019 and 2041. Carbon reduction targets are set to contribute towards London becoming zero carbon by 2050.

The main points proposed relating to carbon reduction are as detailed within this following note :

Major development should be **net zero-carbon**. This means reducing carbon dioxide emissions from construction and operation, and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

Be lean: use less energy and manage demand during construction and operation.

Be clean: exploit local energy resources [such as secondary heat] and supply energy efficiently and cleanly.

Be green: generate, store and use renewable energy on-site.

In meeting the zero-carbon target a minimum **on-site** reduction of at least 35% beyond Building Regulations is expected. [If the building regulations are updated, the policy threshold will be reviewed].

The balance of Carbon Reduction from 35 - 100% can be met via carbon reduction measures or a payment to the local borough.

The minimum **improvement over the Target Emission Rate (TER)** will increase over a period of time in order to achieve the zero-carbon London ambition and reflect the costs of more efficient construction methods. This will be reflected in future updates to the London Plan.

Residential development should aim to achieve at least **10%**, and non-residential development should aim to achieve at least **15%** through energy efficiency measures.

Achieving energy credits as part of a Building Research Establishment Environmental Assessment Method (BREEAM) rating can help demonstrate that energy efficiency targets have been met. Boroughs are therefore encouraged to include BREEAM targets in their Local Plans where appropriate.

For further information please visit www.harleyhaddow.com, contact enquiries@harleyhaddow.com or call 0131 226 3331

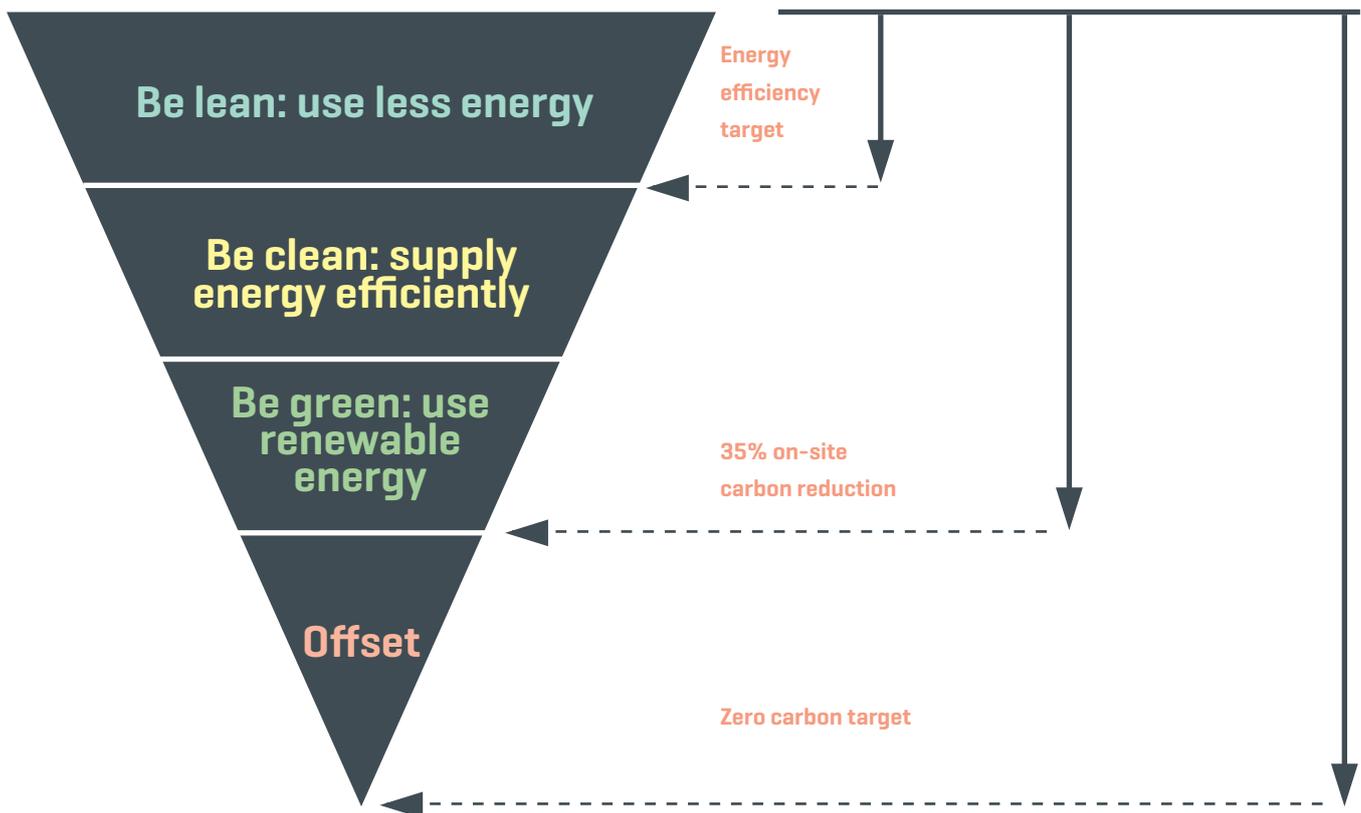
MAYOR OF LONDON

THE LONDON PLAN

THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
DRAFT FOR PUBLIC CONSULTATION
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Building Regulations Baseline



Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided:

- Through a cash in lieu contribution to the relevant borough's carbon offset fund, and/or
- Off-site provided that an alternative proposal is identified and delivery is certain.

The price for offsetting carbon is regularly reviewed. The consultation suggests that the carbon offset price will be updated, from the current £60/tonne to **£95/tonne**.

Development involving major refurbishment should also now aim to meet this carbon reduction policy.

Major development should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy and will be expected to monitor and report on energy performance.

The consultation looks to now include for comprehensive monitoring of energy demand and carbon emissions to ensure that planning

commitments are being delivered. Major developments will be required to monitor and report on energy performance, such as by displaying a Display Energy Certificate (DEC) and reporting to the Mayor for at least five years post construction.

Major development proposals should demonstrate through an energy strategy how they will reduce the potential for overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

- a) Minimise internal heat generation through energy efficient design
- b) Reduce the amount of heat entering a building through orientation, shading, albedo, fenestration, insulation and the provision of green roofs and walls
- c) Manage the heat within the building through exposed internal thermal mass and high ceilings
- d) Provide passive ventilation
- e) Provide mechanical ventilation
- f) Provide active cooling systems