

Technical Bulletin

The Emerging London Plan

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TECHNICAL BULLETIN

The Emerging London Plan – Key changes affecting Planners and Developers



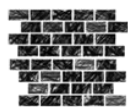
The London Plan is being revised by the Greater London Authority (GLA) and, as the key spatial strategy document for London, the changes will affect all major development proposals within its remit. The revised policy will also influence ongoing local Borough policies as the targets and standards filter down and are adopted or enforced by Borough Councils. A summary of the key revisions and changes in relation to sustainability and energy are listed below:

THE ENERGY HIERARCHY - 4 STAGES

Applied to all sites at the planning stage – even outside of London – the Mayor of London’s Energy Hierarchy has become THE standard for informing Energy Strategies for new development, and now includes a 4th stage:

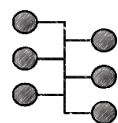


- BE LEAN:** Use less energy and manage demand during operation
- BE CLEAN:** Exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly.
- BE GREEN:** Maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.
- BE SEEN:** Monitor, verify and report on energy performance.



NEW TARGETS FOR ENERGY EFFICIENCY AND ‘LEAN’ IMPROVEMENTS

There is now a requirement that **15% of the savings made within non-residential, and 10% within the residential** development are achieved through energy efficiency measures alone, prior to the application of Low or Zero Carbon (LZC) technologies.



INCLUSION OF SECONDRY HEAT WITHIN THE ‘CLEAN’ IMPROVEMENTS

There remains a focus on the utilisation of existing district heat networks and the installation of new district heating systems, communal plant and co-generation where it is technically feasible to do so.

In addition, **the use of secondary heat is also now listed.** The use of waste heat – either from the site or from other sources within the surroundings – is required to be investigated as part of the overall energy strategy.



‘GREEN’ TECHNOLOGY TO BE MAXIMISED

The **35% CO₂ emissions reduction is now a minimum target**, and it must be shown that the opportunities for the use of all variants of LZC technologies have been maximised on site to show compliance with this element of The Plan.



‘BEING SEEN’: ALLOWING EFFECTIVE MONITORING AND REPORTING OF ENERGY USE

This new stage of the Energy Hierarchy requires **solutions to allow effective monitoring and reporting on building energy performance during operation to be incorporated** into the overall design and energy strategy. Solutions could range from SMART meters and internal displays for residential dwellings, to full BMS/EMS technology for large commercial sites. This will enable the energy use of the building to be monitored, and areas of waste highlighted as part of the ongoing building management by the respective residents, occupiers and service management teams.



ZERO CARBON DEVELOPMENT IS NOW IN EFFECT

Where major developments cannot meet zero carbon through onsite mitigation measures alone, this must be offset through:

- contribution to the Borough’s Carbon Offset Fund or;
- off-site renewables provided that this is clearly identified and deliverable is certain.



DYNAMIC OVERHEATING MODELLING NOW REQUIRED

With overheating now becoming an increasing concern as buildings become more insulated and airtight, The London Plan has sought to address this within Policy SI4: Managing Heat Risk.

All major development must now undertake dynamic overheating modelling in line with CIBSE benchmarks and guidance, to ensure excessive internal temperatures are not caused through the development design.



MICROCLIMATE ANALYSIS MAY BE REQUIRED

As the density of London’s development increases, the risk to the public realm caused by this also increases. **Under Policy D7: Public Realm, a microclimate analysis may be required** to ensure comfort within the surrounding areas. This is also of key consideration for the City of London Corporation.



QUESTIONS? LETS TALK!

Do you need help getting your future scheme through planning, overheating studies or microclimate analysis? **Contact the award - winning SRE Team on 01730 710044, iain@sre.co.uk or visit www.sre.co.uk**