

Energy Assessments

Introduction

Policy 4A.8 of the London Plan requires all strategic planning applications to submit an energy assessment demonstrating how the scheme is consistent with the London Plan's energy policies. All major applications to London Borough Councils should also include an assessment of energy demand.

What should an energy statement contain?

Energy assessments should take a site-wide approach and demonstrate how a proposed development incorporates (in a sequential hierarchy) a reduction in energy demand, use of renewable energy and efficient energy supply into the design.

The following sets out how this should be achieved:

- a) A site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on current building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
- b) Explanation of how total energy demand will be reduced relative to the baseline developed in (a) above, through improvements to building energy efficiency standards. A broad target of 25% should be set against which reserved matters applications will be considered.
- c) Use of combined heat and power (CHP) to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.
- d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (b) and (c) are accounted for) by a target of 10%.

Proposed heating and cooling systems should be selected in accordance with the GLA's order of preference:

1. Passive design;
2. Solar water heating;
3. Combined heat and power, preferably fuelled by renewables;
4. Community heating for heating and cooling;
5. Heat pumps;
6. Gas condensing boilers;
7. Gas central heating.

How will you assess an energy statement?

A condition will likely be imposed on any outline planning consent to ensure that all reserved matters applications contain an energy assessment demonstrating consistency with the site-wide energy strategy.

We will consult the Greater London Authority (GLA) when assessing both site-wide energy strategies and reserved matters application energy assessments.

Where can I get help preparing an energy assessment?

The Greater London Authority (GLA) has published a toolkit that can be used to assist developers in incorporating renewable energies into a scheme. "*Integrating renewable energy into new developments: Toolkit for planners, developers and consultants*". It is available to purchase from the GLA or can be downloaded from their website: http://www.london.gov.uk/mayor/environment/energy/renew_resources.jsp.

Questions

Please contact the Planning Service if you have any queries about the information provided in this document, or have any further questions.

Telephone: 020 8356 8062 – Monday to Friday 9am – 5pm

Email: planning@hackney.gov.uk

Post: Hackney Planning Service
2 Hillman Street
Hackney
London E8 1FB