

THE LONDON PLAN IS CHANGING!

The Greater London Authority's guidance on Energy Assessments has been updated and some significant changes have been made to the carbon dioxide reduction targets for referable residential development.

POLICY DETAIL

Currently, both residential and non-residential developments have to achieve a CO₂ saving of 35% compared with the targets set by the Part L 2013 notional building. Where this cannot be achieved through on-site means alone, the remaining CO₂ emissions are to be off-set through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of CO₂ savings elsewhere in the borough. This may be achieved through schemes such as energy efficient retrofit and refurbishment of borough schools or housing, or larger scale projects like district heating networks.

CARBON DIOXIDE EMISSIONS (KGCO₂ / M² PER ANNUM)

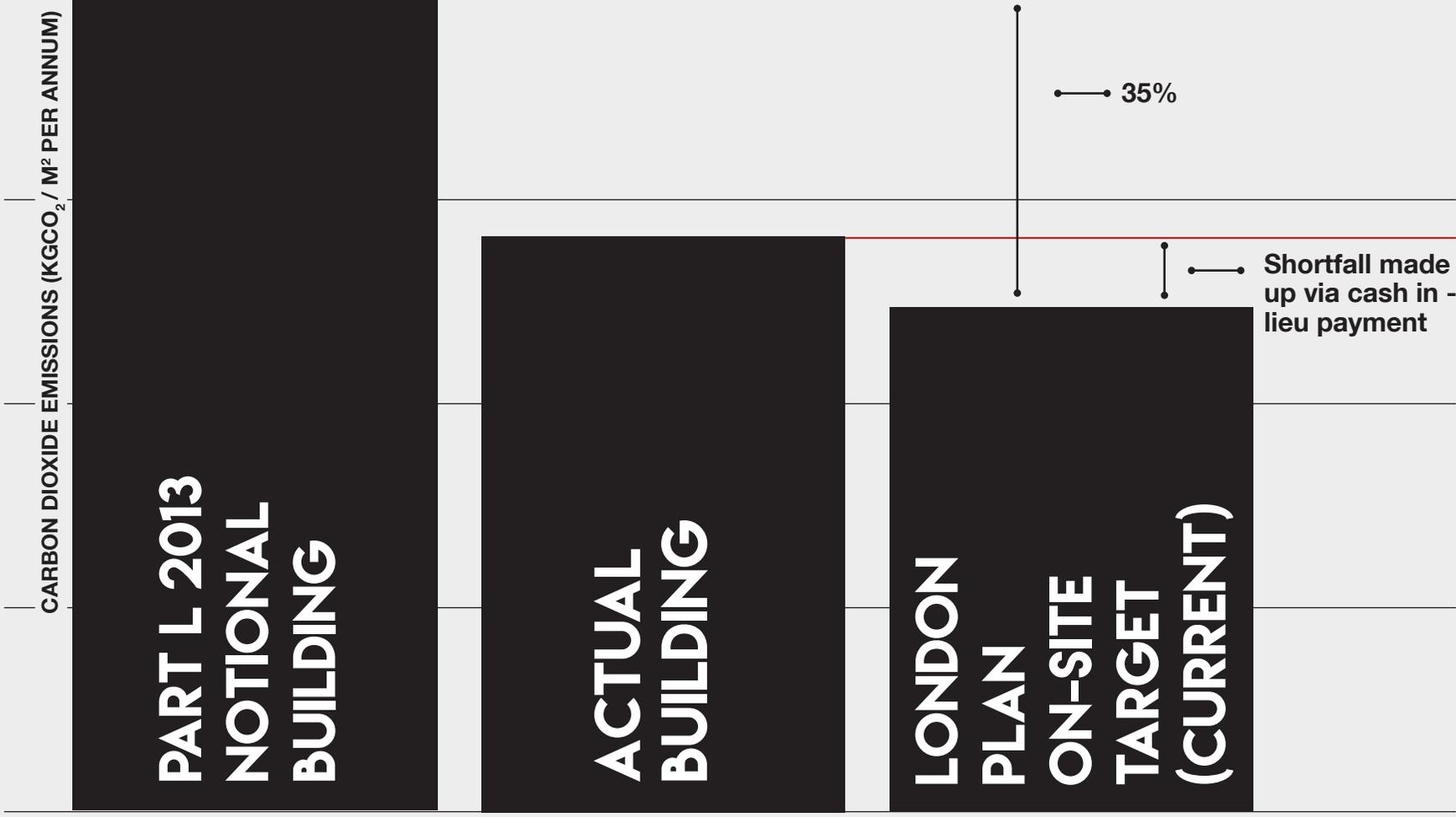
**PART L 2013
NOTIONAL
BUILDING**

**ACTUAL
BUILDING**

**LONDON
PLAN
ON-SITE
TARGET
(CURRENT)**

35%

Shortfall made
up via cash in -
lieu payment



For planning applications submitted after the 1st October 2016, all new residential developments will be required to be zero carbon. This means that the targets for residential developments are increasing from 35% to 100%. Where the zero carbon target cannot be achieved through on-site means alone, residual CO₂ emissions are, again, to be off-set through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of CO₂ savings elsewhere in the borough.

Note that for non-residential developments, the CO₂ targets are unchanged and remain at 35%.

CARBON DIOXIDE EMISSIONS (KGCO₂ / M² PER ANNUM)

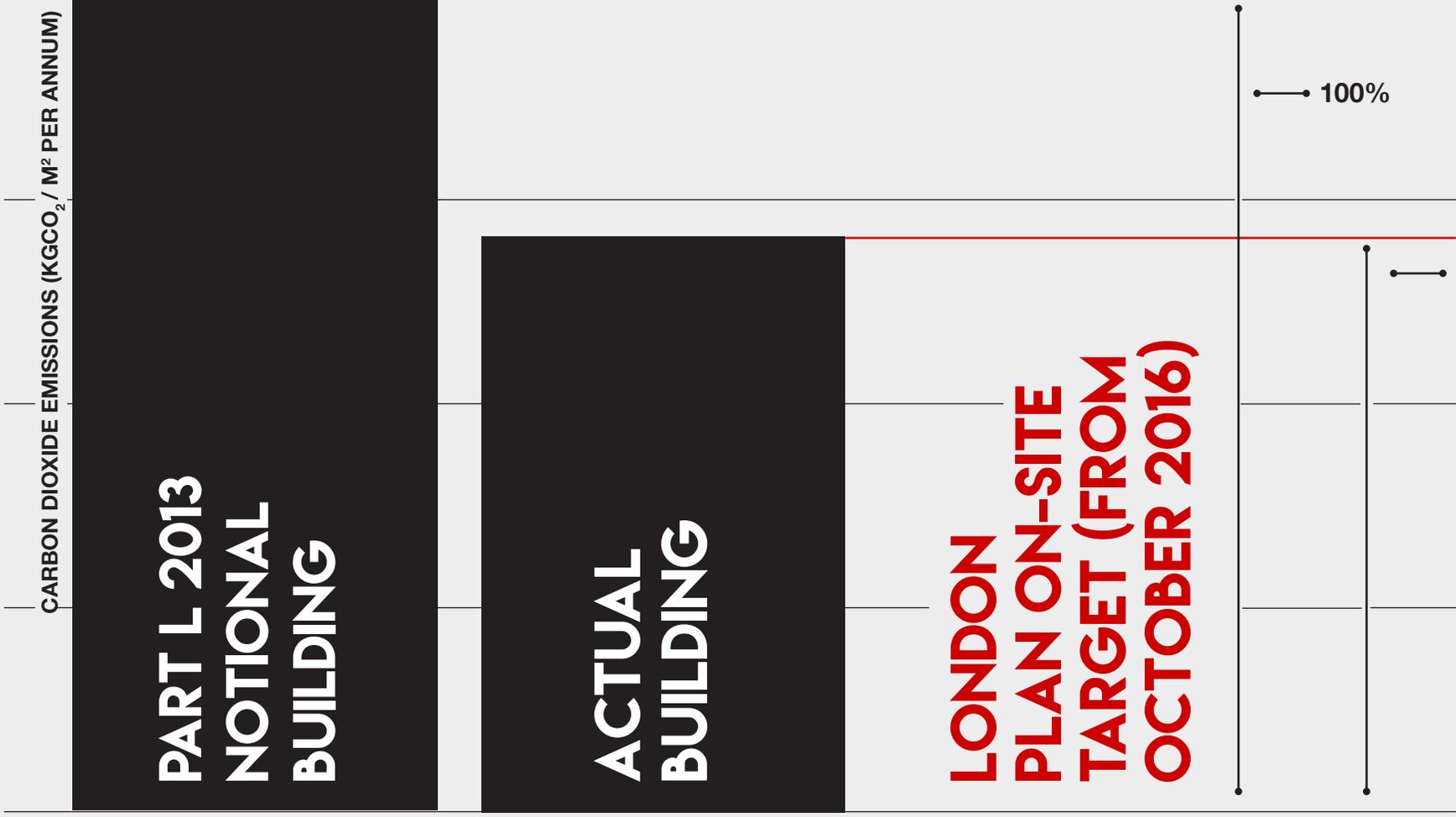
**PART L 2013
NOTIONAL
BUILDING**

**ACTUAL
BUILDING**

**LONDON
PLAN ON-SITE
TARGET (FROM
OCTOBER 2016)**

100%

Shortfall
made up
via cash
in - lieu
payment



CONCLUSIONS

Given that it is extremely difficult for residential projects to achieve a 100% reduction in CO₂ emissions without the deployment of significant quantities of renewable energy generation systems, especially in high density city locations, cash in lieu CO₂ offset payments will now be required by most residential developments.

The increased targets will clearly mean a greater amount of cash in lieu CO₂ offset payments and these should be compared with the costs of on-site renewables to ensure that compliance with the updated policy is achieved in the most cost effective manner.

Hilson Moran are able to undertake CO₂ assessments for both residential and non-residential developments, using approved calculation methodologies. We are also able to deliver detailed low and zero carbon feasibility assessments to ensure the selection of appropriate technology and associated offset payments.

FAQ

I already have planning permission. Does this affect me?

No. The zero carbon target only applies to new applications and cannot be retrospectively enforced.

How much will this cost?

Individual boroughs are free to set their own costs for CO₂ offsetting. Where boroughs do not have an established price, a figure of £60 per tonne over a 30 year period (equating to £1,800 per tonne total) should be applied. This figure will be multiplied by the treated floor area and actual building emissions for regulated emissions (equipment loads are not included), as calculated by Part L compliant software to determine the overall cost of offsetting.

My development is mixed-use. How will this work?

Non-residential components will still only be required to meet the 35% target, with any shortfall covered by offset payment. This will be combined with the residential zero carbon offset payment to determine the overall cost of offsetting. Thus, two separate CO₂ assessments will be required to determine the total offset payment required.

I thought the zero carbon targets had been scrapped.

The original zero carbon target was to be applied through building regulations across England and Wales, rather than through planning policy. In July 2015, the national building regulations zero carbon target was abandoned. However, the GLA has chosen to proceed with a zero carbon housing target, implemented through planning policy rather than through building regulations.

My development is outside London. Does this still apply to me?

No. The zero carbon target is part of the GLA's planning policy. Developments outside London will need to refer to local planning policies to determine the level of CO₂ savings required above building regulations.

My development not referable to the GLA. Does this still apply to me?

Advice should be sought from planning consultants or local authorities to check whether individual developments are referable to the GLA, as the referability criteria varies. If the project is not deemed to be referable, local authority planning policies should be checked as GLA policies can occasionally be adopted by local authorities to apply to all developments, regardless of scale.

HILSON

MORAN