

Planning Policy: making it happen
Capacity Building of Planners and Others Implementing
Energy Policy in London - Project Report



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The Crown and the Greater London Authority
March 2007

Published by

London Energy Partnership, c/o Greater London Authority, City Hall,
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Acknowledgements

The London Energy Partnership would like to thank the Mayor of London and the Department for Trade and Industry for funding this work. The authors would like to thank all those who contributed to this work. Special thanks go to the boroughs involved for their input and commitment and the project steering group.

Foreword



London is one of the world's great capital cities and is determined to promote architectural excellence and innovative urban design. To continue to compete in the 21st century however, sustainability must be incorporated into every aspect of planning and design. The way in which we use energy will be of paramount importance therefore sustainability is intrinsic to our design objectives for London.

Design for London is working to implement the Mayor's vision for a sustainable world-class city. Projects such as the Zero Carbon Project and Living Roofs demonstrate our commitment to tackling climate change through mitigation and adaptation. We applaud and welcome the support of the London Energy Partnership and will encourage those involved in the design and planning process to access the expertise and information available.

This report highlights expertise that may be available to London Borough planning departments as well as support programmes. Boroughs can also consider the guidance and information available in the London Plan, the Further Draft Alterations to the London Plan and the recently published Planning Policy Statement on Climate Change. A comprehensive approach is required to create excellent architecture, urban design and planning that reduces our carbon footprint and responds to our changing climate. Otherwise the spaces and the buildings we create now, may work against us in the future.

Peter Bishop

Director, Design for London

Preface

Planners have a vital role to play in assisting the delivery of sustainable energy, by developing and implementing policies and practices that promote energy efficiency and use of renewable energy in buildings.

The sustainable energy agenda is a new and rapidly expanding policy and technical area. While planners respond positively to this growing challenge, we don't all have time to become energy experts. This project, 'Capacity building for planners and others implementing energy policy in London' identifies the basis for empowering planners with the expertise and confidence to demand high standards of sustainable energy.

At Haringey, having London Energy Partnership's hands-on support negotiating with architects, engineers and developers, has led to a greater understanding of evaluating energy assessments. The most valuable lesson we can learn is to adopt a proactive approach, encouraging applicants' design teams - engineers and architects - to work out how to meet energy related planning policies at the earliest stage.

London boroughs often have valuable knowledge and experience internally. For instance, energy managers and building control officers often provide valuable insight to proposed energy schemes. Haringey's Design Panel which carries out pre-application evaluation of major schemes has adopted an assessment framework which incorporates sustainable energy solutions. Early engagement means that we can maximise carbon savings at least cost, making a positive and reliable contribution to both the building and its people, and the environment.

I would encourage all planning departments to capitalise on the resources available, both in-house and externally, to encourage developers and their consultants to ensure developments are energy efficient and supplied by renewable and efficient energy supply technologies.

Dr Sule Nisancioglu

Group Manager, Planning and Transportation Policy, London Borough of Haringey

Executive Summary

The London Energy Partnership commissioned the Sustainable Development Group of Faber Maunsell to deliver the project '*Capacity building for planners and others implementing energy-related planning policy in London*'. The project was funded by the Department for Trade and Industry and the Greater London Authority and was managed by a London Energy Partnership project steering group.

The purpose of this work was to increase the capacity, understanding and receptiveness of planners (both policy and development control planners) and others, such as engineers and developers, to implement energy related planning policy in London. At the same time, it has assisted a few major developments in London to help with the achievement of London's carbon dioxide, renewable energy and CHP targets and helped to further roll out the London Renewables Toolkit, *Integrating renewable energy into new developments: Toolkit for planners, developers and consultants*.

Support for planners

The project has worked with the London Boroughs of Enfield, Greenwich, Hackney and Haringey on planning applications referable to the Mayor of London. These developments include residential, educational, office and mixed use schemes. The planners working on these cases have been advised on the information that should be provided in Energy Statements to show they have addressed the London Plan energy policies satisfactorily. Energy Statements that have been submitted have been assessed and planners have been taken through the details of the assessments step by step. Where possible, meetings have been held with the developer design team and the planners involved to discuss the submitted energy statement and look for improvements.

In addition to the work on planning applications, the project has worked with the London Borough of Brent, providing input into the preparation of a Supplementary Planning Document (SPD) for a site. Areas were identified where energy issues could be clarified and expanded and appropriate text was written which could be added to the draft SPD. Work has also been carried out with the London Borough of Tower Hamlets providing input into the wording of a planning condition relating to energy for a development.

The support was welcomed by the boroughs and thought to be very useful in helping their understanding of the Mayor's energy policies and applying such policies, particularly the guidance on how to assess an energy strategy. The production of a standard template that all developers use to submit their energy strategies was thought would be very useful to assist their understanding and interpretation of the documents. A contents list and a glossary of typical terms is also recommended, as

well as the development of some generic text that could be inserted into planning briefs and Supplementary Planning Documents.

Where boroughs have no such policy, generally planners leave areas such as energy to be assessed by the GLA. However, an increased understanding will help the remainder to adopt local level energy related planning policies and implement such policies effectively. This report recommends assistance in the form of training, glossaries, checklists and consultant support to encourage borough planners to engage in learning about energy as a topic.

Support for the design community

Articles have been placed in the Building Services Journal and the Architects Journal about the project to promote interest in the area.

Seminars were held at City Hall for the design community to discuss the outputs and findings of the project and to go through in detail what should be provided in an energy statement accompanying a planning application.

The audience consisted of architects and engineers. All were very interested and enthusiastic about the subject and keen to learn more. A feeling that energy efficiency should take precedence over renewable energy technologies was expressed due to cost effectiveness in terms of carbon saving. The idea of a standard template for providing energy strategies for referable developments was welcomed.

It is recommended that any energy strategy template is aligned with the information that can be generated by the approved SBEM software that will be used to show Part L Building Regulations compliance. It is recommended that such a template would be trialed by consultants who are already regularly carrying out sustainable energy feasibility studies and then disseminated through a series of seminars showing how best to use it.

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1 Introduction

The London Energy Partnership commissioned the Sustainable Development Group of Faber Maunsell to deliver the project '*Capacity building for planners and others implementing energy policy in London*'. The project was funded by the Department for Trade and Industry and the Greater London Authority and was managed by a project steering group led by Suzanne Le Mière. This document is the final report for the project. It records details of the work carried out from July 2005 to March 2006.

1.1 Background

The principal policy drivers for making London more energy efficient, increasing the amount of decentralised energy through expanding community heating networks and expanding the renewable energy market in London are:

- The Energy White Paper, *Our Energy Future - Creating a Low Carbon Economy*¹, published in 2003, which includes a target of producing 10% of UK electricity from renewable energy by 2010 and accepts that the UK should put itself on a path towards a reduction in carbon dioxide emissions of 60% from 2000 levels by 2050
- The Spatial Development Strategy for London, or London Plan², published in February 2004
- The Mayor's Energy Strategy³, published in March 2004.

The London Plan contains a number of energy related policies (see policies 4A.7 - 4A.10 and supporting text). These include policies that require the inclusion of energy efficient and renewable energy technology and design, require major developments to generate a proportion of the site's electricity or heat needs from renewables. These should be demonstrated along with the steps taken to apply the Mayor's energy hierarchy within an energy statement. The Draft Further Alterations to the London Plan, published May 2006⁴, include a number of revised and strengthened policies (relevant sections include Chapter 4). Supplementary Planning Guidance to the London Plan on Sustainable Design and Construction⁵ was also published in May 2006 (relevant sections include Chapter 3 and Appendix D).

A number of London boroughs have also introduced policies relating to sustainable energy in their (draft) local development documents.

The Mayor's Energy Strategy sets out the Mayor's proposals for changes in the way that energy is supplied and used within London during the next ten years and beyond. It also provides additional detail to the London Plan on policies relating to

¹ www.dti.gov.uk/files/file10719.pdf

² www.london.gov.uk/mayor/strategies/sds/index.jsp

³ www.london.gov.uk/mayor/strategies/energy/download.jsp

⁴ The public consultation draft of the Draft Further Alterations to the London Plan was published in September 2006: www.london.gov.uk/mayor/strategies/sds/further-alts/docs.jsp.

⁵ www.london.gov.uk/mayor/strategies/sds/sustainable_design.jsp

energy and planning. For example, the Energy Strategy states that the Mayor expects the proportion of on-site renewable energy to be 10% of the energy needs and that boroughs should develop appropriate planning policies to reflect this strategic policy.

1.2 Purpose

The purpose of the work was to build on work already carried out⁶ to increase the capacity, understanding and receptiveness of planners (both policy and development control planners) and others, such as engineers and developers (particularly housing associations), to implement energy related planning policy in London. At the same time, it was intended to assist a few major developments⁷ in London to help with the achievement of London's carbon dioxide, renewable energy and combined heat and power (CHP) targets and help to further roll out the London Renewables Toolkit.

Additionally, the work obtained feedback from participants in this project and users of other services available, which enabled the consultants to make recommendations for revision to this service or other future activity by the London Energy Partnership in this area.

1.3 Objectives

The specific objectives were to:

- a) Identify appropriate developments at relevant stages and provide support to planners in London's local planning authorities on these developments. This process aimed to increase planners' capability to implement sustainable energy in new developments at a borough level and support at least five different London boroughs on developments referable to the Mayor.
- b) Produce case studies, or alternative materials, outlining issues tackled and lessons learnt so that other planners (within and outside of the assisted authorities) can also benefit.
- c) Prepare text for monthly emails to be sent to the energy champions network.
- d) Provide appropriate information to building services engineers, architects, designers and others active in development in London to implement energy related planning policies. This should result in those active in development in London having the appropriate knowledge to be able to implement the policies and highlight the need to do so to potential clients.
- e) Obtain feedback from users and report on:
 1. The services provided through this work
 2. Lessons learned and feedback obtained on these services and materials and others available
 3. Recommendations for future activities in this area.

⁶ Appendix E provides details

⁷ For this work 'major' is defined as cases referable to the Mayor. The Toolkit, Annex B provides details.

2 Methodology

2.1 Choosing the boroughs and schemes for development specific support

The first task was to identify suitable planning applications referable to the Mayor within London planning authorities. The London Energy Partnership was looking for six applications that provided the following characteristics:

- 1 development at the development brief stage
- 2/3 developments at the pre-application stage
- 1/2 developments at the application stage

and including at least:

- 1 residential development
- 1 non-domestic development
- 1 mixed use development

The London Energy Partnership also wanted to work with local authorities that are expected to see significant levels of development over the next 10 years or so, to ensure that the limited support available was provided where it would have the most impact.

A letter and questionnaire was drafted and issued either by email or hard copy to chief planners, key planner contacts, energy champions, the London HECA forum group, the Association of London Borough Planning Officers (ALBPO) group and the London Borough Energy Managers group. An example of the letter can be found in Appendix A.

The following boroughs submitted applications:

- Barking and Dagenham
- Croydon
- Enfield
- Greenwich (four developments)
- Hackney (three developments)
- Haringey
- Harrow
- Lewisham
- Richmond
- Tower Hamlets (four developments)

A number of other boroughs responded, showing interest in the project but did not have applications of a suitable size or timescale (applications due by December 2005).

The London Energy Partnership project group selected the following authorities and

planning applications:

- Brent - Guinness site
- Enfield - Middlesex University
- Greenwich - Lovells Wharf
- Hackney - 30 Crown Place
- Haringey - Hale Village
- Tower Hamlets - South Quay Square, then changed to Indescon Court

Table 1: Summary of characteristics of selected sites

Name of authority	Name of site	Type of development	Stage in planning process
Brent	Guinness site	Large mixed use, could include hospital, education, storage and distribution, general industrial	Planning Brief
Enfield	Middlesex University, Trent Park	Redevelopment of university campus including student accommodation and teaching facilities	Application stage (submitted 9 September 2005)
Greenwich	Lovell's Wharf	Mainly residential with retail and commercial, hotel and leisure	Application stage (submitted 15 August 2005)
Hackney	30 Crown Place	Office	Pre-application stage (application originally expected Sept 2005)
Haringey	Hale Village	Residential, student accommodation, office, hotel, retail, a health centre, a health club, crèche, primary school	Outline application stage (application originally expected Sept 2005)
Tower Hamlets	1) South Quay Square	Residential, hotel, serviced apartments, retail	Pre-application stage (application originally expected before December 2005)
	2) Indescon Court	Residential/hotel or aparthotel/retail/commercial/leisure	Outline application submitted 4 August 2005

2.2 Providing development support

A flexible approach was adopted to the development support as the support needed varied depending on the nature of the scheme and the boroughs' organisation. However the following broad steps were offered / followed for those boroughs at the pre-application or application stage:

- a) Receive the borough's relevant policies, plans and development brief (if any) to check requirements over and above those in the London Plan
- b) Receive whatever information is available from the developer (briefing notes, initial drawings, draft planning application, possibly energy or renewable energy study, etc)

- c) Analyse information and carry out initial, rough calculations on energy use etc.
- d) First meeting with the planners to discuss the project and work through the feasibility process with them to provide an assessment against a standard assessment and response template (based on a GLA Informal Advice Note⁸)
- e) Attend first meeting with planners and the developer to discuss the development and energy proposals
- f) Meeting with planners to discuss and formulate planning response
- g) Attend subsequent meetings with planners/developers as the planning process proceeds up to the application.
- h) (Ideally)Receive the planning application and check against negotiated position
- i) Final meeting with planners.

For the development brief stage a more limited input was proposed involving two or three meetings with the planner or planning team, with input at both a generic level for including in all briefs, and specific input for the site under consideration.

Details of the work undertaken with each borough can be found in the summaries in Chapter 3.

2.3 Monthly text updates

Text on this project was prepared for inclusion in the monthly email update, which is sent to the energy champions and planners networks by the London Energy Partnership, covering support that can be provided, recent work carried out such as developments assisted, case studies or other materials prepared and issues that have been raised.

The email update text can be found in Appendix B.

2.4 Support for the design community

The number of designers working in London is vast and those who need to be involved include project managers, quantity surveyors and cost consultants, architects and services engineers, (as well as agents and clients). It was not thought that significant technical training in design of energy efficiency or renewables was possible or appropriate within the project scope. Therefore a more general approach was suggested based on journal articles and events aimed at stimulating the design

⁸ GLA Informal Advice Note distributed at London Renewables training sessions. The note aims to give support to council planning officers at pre-application stage, when advising applicants on work that needs to be carried out prior to submission of an application, and the information an application should include with respect to energy.

community to recognise the importance of energy efficiency and building integrated renewable energy sources, and to learn about information sources.

Journal articles

The journals of the two main professions, the Building Services Journal (BSJ) and the Architects Journal (AJ) were contacted and agreement obtained for placing an article in each journal. Text for each article was agreed with the London Energy Partnership secretariat.

A three-page article was included in the October 2005 issue of the BSJ. A follow up article containing more detail on the work carried out was published in the BSJ in March. In addition, the project was mentioned in an article in the September 2005 issue.

A two-page article was included in the AJ dated 27 October and the AJ is being approached to publish a follow up article. The BSJ articles can be viewed at www.bsjonline.co.uk. Full text of the AJ article can be found in Appendix C.

Half day seminars

Two half-day seminars were held at City Hall on 22 November 2005 and 24 March 2006 for the design community focussing on the information that should be provided in an Energy Statement submitted with a planning application. The case studies could not be presented as they had not been finished by the time of the seminar. The agenda can be found in Appendix D.

The seminars included:

- a) An overview of the drivers behind improved energy efficiency standards and installation of renewable energy technologies; including forthcoming changes in Building Regulations and the Energy Performance of Buildings Directive; and the Mayor's policies and examples of borough policies relating to planning and energy
- b) An overview of the Capacity Building project
- c) Examples of the work that would need to be done to provide the information to accompany a planning application. This formed the focus of the seminar. Two excerpts from the London Energy Partnership's draft energy assessment template were included.
- d) What action can be taken to encourage the implementation of sustainable energy in London and the benefits of doing so for the audience and their clients.

A flyer was designed and agreed with the London Energy Partnership project group and is included in Appendix D. This was sent out to those who registered interest in

the seminar through reading the article in the BSJ or AJ, or through attending a BSJ conference where Simon Burton spoke (not as part of this contract) and mentioned the project. The flyer was also sent out with the London Energy Partnership email update to energy champions and planners, to design community contacts of the London Energy Partnership and to architect contacts of Faber Maunsell.

At the first seminar, 40 delegates were expected at the seminar, 32 actually attended, a further 12 were on a waiting list and a further seven registered their interest in receiving information from the seminar (but did not wish to attend).

At the second, 53 delegates were expected, of which 42 attended.

Each session provoked a series of lively questions and debates, particularly around the content for the energy statement. Many participants commented that it had been a very interesting and informative event.

3 Detail of activities carried out with the selected boroughs

This section contains outline information on the work carried out with each borough. It should be noted that there was flexibility from the Mayor around the implementation of the energy-related planning policy when the London Plan was first introduced. This flexibility has decreased since the London Plan became part of the Development Plan (September 2004), and the authors have been informed that at time of publication all applicants are not only required to meet the Mayor's policies but also have regard to the Draft Further Alterations to the London Plan. Hence, none of the following should be used as an indication not to meet the London Plan policies in full.

3.1 Guinness site, Planning Brief (Supplementary Planning Document), London Borough of Brent

Land owner: Diageo (Guinness is one of their brands)
London borough: Brent



Image of site taken from Consultation Draft of the Supplementary Planning Document and Planning Position Statement

Development overview

The eight-hectare site is the old Guinness Brewery, which has recently been decommissioned. It is in a prominent position at Park Royal in Brent. The summary to the Draft SPD describes the situation:

“Brewing production on the Guinness Brewery site in Park Royal ceased at the end of June 2005 and clearance of the site will soon commence.[.....]The overarching aim of the SPD is to secure the prompt redevelopment of the Guinness Brewery site which presents a major opportunity of sub-regional significance to contribute

towards the London Plan target of 10,000 new jobs to 2016 in Park Royal. This site offers a unique chance to reinforce a major gateway to Park Royal and provide a significant increase in employment. In particular, therefore, the SPD seeks to ensure that the re-development encompasses innovative, high quality and sustainable design, construction and operation, maximises public transport opportunities and brings tangible and long lasting employment benefits to Brent and its surrounding Boroughs.”

Time line of project

October	<ul style="list-style-type: none"> • Draft SPD for the site out to public consultation. • LB Brent very keen to make the site an example of sustainability and to have input into the energy strategy side. • The draft SPD was reviewed and areas identified where energy issues could be expanded or clarified. Appropriate text was written for addition to the draft SPD.
14 October	A full discussion was had with the Brent planners about the suggested text and all the proposed additions were accepted. A modified version was produced with a short list of references to be included in the SPD.
17 November	Planning committee considered the draft SPD
12 December	<i>Council Executive due to considered the draft SPD</i>
January 2006	<i>SPD published after adoption (in December). Available at: www.brent.gov.uk/planning.nsf (Go to “All publications”)</i>

3.2 Middlesex University Trent Park Campus Development, Application stage, Enfield

Developer: Middlesex University
London borough: Enfield

Development overview

This is a three-phase development, with phase one submitted as a full planning application and phases two and three submitted as outline planning applications. The development proposals are to extend the Trent Park campus to create additional floor-space. The proposals are to build the following new facilities:

▣ New Learning Resource Centre Building	7,840 m ²
▣ New Academic Building	16,610 m ²
▣ Extension to Student Union	250 m ²
▣ New Student Residential	10,000 m ²



Image taken from Middlesex University Trent Park Campus Development Planning, Design and Sustainability Statement Volume 3 - Appendices to Volume 1

Time line of project

The planning application for this development was submitted at the beginning of September so there was no time for input in advance of the submission date.

9 September	Application submitted to Enfield Planning Department.
12 October	Meeting held with case officer to discuss London Plan energy policy requirements and submitted Energy Strategy in detail.
October	Case officer fed back comments on the Energy Strategy to the developer. In the meantime the developer responded to a request from the GLA to provide more information.
November/December	<p>The additional information was assessed and feedback given to the case officer.</p> <p>The following commitments were put in writing to the GLA for the Mayor to consider:</p> <ul style="list-style-type: none"> • Incorporation of tri-generation CHP and the necessary infrastructure in phases two and three, and investigating the feasibility of biomass as the tri-generation fuel source • Ensure that at least 10% of total required energy will be supplied from renewable energy technologies and undertake a detailed site wide feasibility study to achieve this. This would be further to the original statement identifying potential options and likely carbon savings for the different phases • Provision of solar water heating panels for the student residences in phase 1 to reduce carbon dioxide emissions by 0.4% site-wide with phases 2 and 3 to meet the remaining 9.6%. <p>The Mayor requested that these commitments be secured through the Section 106 agreement.</p> <p>Case officer developed wording for legal agreement relating to</p>

	energy use in the development as requested by the GLA.
5 January	<p>Planning Committee rejected the planning application on grounds unrelated to energy (due to the size, siting and scale of development in a Green Belt area).</p> <p>As the scheme was refused, it was not seen again by the Mayor and as such the acceptability of the Section 106 agreement was not determined.</p>

3.3 Lovell's Wharf, Application Stage, Greenwich

Developer: London Regional Properties Ltd/Greenwich Wharf Ltd
London borough: Greenwich

Development overview

The site is located on the west side of the Greenwich Peninsula, on the south bank of the river Thames and to the east of Greenwich town centre. It comprises four wharves, Granite, Lovell's, Badcock's, and Pipers, and a parcel of land behind, between Derwent Road and Christchurch Way. The proposals are to build the following new facilities:

- Boatyard
- 100 bedroom hotel
- 477 private residential apartments
- 279 affordable apartments and houses
- Office Space 4,811 m²
- Studio Workshops 4,761 m²
- Health Club 1,825 m²
- Retail Space 378 m²



Image taken from Environmental Statement Volume 1 (Environ August 2005)

Time line of project

Mid August	Application submitted
13 October	Meeting with planners to discuss application. Planner unprepared so discussed London Plan policies and what is required in energy strategy.
1 November	Second meeting with borough planners to discuss application.
8 November	Case officer fed back comments on the Energy Strategy to the developer's energy consultants
November	Greenwich case officer produced draft note for Greenwich planners detailing how they should appraise energy proposals as part of planning applications.
8 December	Developers and their consultants met GLA Energy experts to discuss energy proposals for the Lovell's Wharf development.
July 2006	The application was resubmitted to Greenwich in full.

3.4 30 Crown Place, Pre-application stage, Hackney

Developer: City Assets Ltd (Development Manager, HDG Ltd)
London borough: Hackney

Development overview

The proposed building comprises a new office and retail development in Hackney located close to its boundary with the City of London. The development incorporates a total gross external area (including plant) of 26,430 sq m over 16 floors above ground.



Image taken from 30 Crown Place London EC2 Planning Submission Document 1.0 Urban & Design Statement

Time line of project

20 September	Pre meeting with planners Meeting with planners and developers to discuss energy policy requirements.
20 October	Submission of application The Energy Strategy was assessed by the case officer and Faber Maunsell.
15 November	A meeting was held with the case officer and a town planner, conservation and design officer, landscape architect, major development team officer, North team leader, fast track team officer, and case officer for strategic developments to discuss the Energy Strategy and its strengths and weaknesses.
25 November	A meeting was held with case officer and some members of the design team to discuss the strategy. The case officer asked for some additional information.
9 December	A revised report is expected from the design team.
9 January 2006	<i>Planning permission was granted.</i>

3.5 Hale Village, Pre-application stage, Haringey

Developer: Lee Valley Estates
London borough: Haringey

Development overview

The current proposed development (outline application) on the former GLS depot site in Tottenham Hale is for a mixed use scheme comprising up to 1250 residential units, student accommodation, office, hotel, retail uses, a health centre, a health club, crèche and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 12 storeys, incorporating public open space, an unculverted watercourse and CHP with associated renewable energy systems.

Time line of project

3 October	Meeting with planners to discuss Energy Policy requirements and to receive a briefing on the site
19 October	Meeting with planners and developers expected but delayed
October	Planners have discussed with developers what is expected
17 November	Meeting with planners and developers to discuss content required for an Energy Strategy Sustainability part of architects firm requested that we comment on the strategy in advance of it being submitted.
December	GLA and applicant met (discussions included energy
March	Training session with two planning team managers, team leader, two policy planners, a special projects manager and three development control officers discussing the draft energy strategy for Hale Village.
May / June	Hale Village outline application was received by London Borough of Haringey on 15 May and validated by 13 June. The application is accompanied by an energy statement. Public consultation started on 19 June.

December	Further meeting with GLA and Council on energy matters.
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3.6 South Quay Square, Pre Application Stage / Indecon Court, Application Stage, Tower Hamlets

Application one

Tower Hamlets originally proposed five sites. Initially 4&5 South Quay was selected and a first meeting was held with the major project development officer and a case officer. The site was designated for commercial development, however, the developer's proposal was for two linked residential tower blocks (Apart hotels) as the applicant did not think there was a market for offices in the Isle of Dogs as lots of empty office space is currently available.

After a subsequent meeting between the planners and the developer, at which they voiced their differences, the application went "cold" and the planners thought that the application would not be submitted in the near future.

Application two

Subsequent discussions with Tower Hamlets planners identified Indecon Court as an alternative case to be supported. An outline application had been received for Indecon Court previously and this had been approved by Tower Hamlets. The developer had now submitted a revised outline application for the eastern part of the site which was designated for "commercial" development and it was thought that negotiations would lead to a modified application being approved. An Environmental Impact Assessment had been received by Tower Hamlets.

Indecon Court is a split site with a western section of housing (with planning permission already approved) and the other designated for commercial, but the developers have proposed to change this to:

- Hotel 2 800 m², plus "Apart hotel" of 962 m²
- Residential 35 000 m²
- Business 550 m²
- Retail 1 000 m²
- Leisure 1 800 m²

Time line of project

9 November	Meeting held to look at current revised application and the EIA and to discuss the application with the case officer. The borough case officer suggested that details relating to the energy requirements for the site could be written as "Reserved matters" ⁹ in the Council response to the application.
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⁹ The Greater London Authority does not endorse the use of planning conditions in full applications except where they secure the implementation of proposed measures. The GLA's SPG on sustainable design and construction expects an energy strategy with all outline applications. The opportunities to incorporate energy technologies are greater and will be more cost effective if considered at the outset and can help avoid the need to redesign or delay applications. Reserved matters applications can then be used to demonstrate detailed proposals consistent with the overall strategy.

2 December	Suggested wording was submitted for including energy in the Reserved matters aspect of the planning approval.
19 December	Meeting with planner to consider the suggested wording for the Reserved matters.
19 July 2006	Planning Committee considers revised application with recommendation to approve with a very detailed condition rather than a reserved matter requiring an energy strategy.

4 Feedback on the project

4.1 On work with local authorities

The local authorities involved in the project were asked for their feedback on how they had benefited from being involved in the project.

	Brent	Enfield	Greenwich	Hackney	Haringey
Has your understanding of the Mayor's energy policies increased?	✓	✓	✓	✓	✓
Do you think you are in a better position to advise developers what they should be providing?	✓	✓	✓	✓	✓
Do you think you are in a better position to understand the content of Energy Statements submitted?	Probably	✓	✓	✓	Partially
Have you used the support service for planners from CEN or from the EST's Practical help service?	✗	✗ but plans to	✓CEN	✗	✗
Are you or your colleagues going to meetings with the GLA planners / energy team when they are discussing one of your applications with design teams?	✗	✗ but hopes to	✓	✗	✗

In relation to the meetings that the GLA has with the developer regarding energy, it was pointed out by one borough that sometimes these meetings take place without the knowledge of the borough as they are arranged directly between the GLA and the developer. The meetings are an effective way for everyone to learn and understand the issues and priorities. The borough thought that the GLA should expect to see the borough officers in such meetings and more could be done to involve the borough case officer when the meetings are arranged.

We found that for a number of councils the project introduced the planning officers to the existence of energy managers within their organisation who may be in a position to advise on energy issues on future applications.

Comments supplied with the first five questions

“My understanding of the Mayor's energy policies has increased as a result of the input provided and given me an informative insight as well as helpful guidance and understanding of what is seeking to be achieved and how. It has also been helpful as to what issues need to be looked at in terms of assessing the energy aspect of major applications. The advice and information provided has put me in a better position to advise developers on the energy requirements now sought in The London Plan and what issues they need to address in any application submitted in order to meet the targets.”

“Generally, in terms of how the policies should be applied and how they can be interpreted it was very useful. Help specifically - in terms of understanding - consisted mainly of changes to wording for sake of best practice eg changing of wording from ‘electricity’ and ‘heat’ needs to ‘energy’ needs - and such like amendments.”

“[The] Energy study / feasibility study list - gives a good description of the level of detail that is reasonable to expect/and the typical range of options that should be investigated.”

“I now have a far better understanding of energy related issues and improved confidence, which will stand me in good stead in advising developers and negotiating future planning applications”

“My knowledge of the Mayor’s energy policies has increased significantly to the extent of preparing a best practice note for all staff on the topic to increase awareness of the issue.”

In the future, what kind of support would you find useful?

- Ad-hoc free access to expertise as and when needed regarding a complex development proposal.
- It would be useful to have occasional workshops to keep updated as well as case studies of applications to see what can and has been achieved when developments have been built.
- Online forum for energy good practice? Online database of good practice case studies that outlines strengths, weaknesses of different borough experiences. Assistance to date was in relation to the production of a brief - help with the later stages; pre-application discussions and application negotiation would be useful.
- If policies change as they always do, then a newsletter highlighting the changes and how they are best addressed.

In the future, what do you think other boroughs who haven’t had this support might find useful, bearing in mind the high turnover of planners?

- High turnover is usually at lower levels of hierarchy. Training senior officers may be a solution.
- I think other boroughs would find the support a useful tool in achieving their sustainability targets on energy.
- Pre-application advice on selected major schemes. Opportunities to take ‘renewables toolkit’ training. Technical advice on overcoming ‘common obstacles’ put forward by developers - likely to aid planners with negotiations?
- Seminar sessions to raise awareness or newsletters.

4.2 On work for the design community

There was very positive feedback from delegates to the seminars and the events were oversubscribed. Each session provoked a series of lively questions and debates, particularly around the content for the Energy Statement. Many participants commented that it had been a very interesting and informative event.

Articles were placed in key industry journals - the Architect's Journal and the Building Services Journal. It is hard to evaluate the success of a journal article, but a number of enquiries were received as a direct response to the journal articles.

5 Conclusions and Recommendations

This section of the report outlines the conclusions and recommendations drawn from the work carried out as part of this project.

When considering these conclusions, it should be recognised that only a limited sample of boroughs (6 of out 33 London Boroughs) have been involved. In some cases planning departments are quite large, the turnover of staff is quite high and there is not always perfect communication internally. Planners also frequently have very high workloads and a large number of issues to deal with on any one site.

5.1 Conclusions

Borough planners

1. In boroughs where they do not yet have the energy related policies within their own adopted or emerging Local Development Frameworks (LDF), the planners tend to leave the energy aspects for the GLA to consider.
2. Borough planners are often not aware of the level of discussion that developers may have had with the GLA regarding energy.
3. Despite the clear guidance in Planning Policy Statement (PPS) 1 on addressing the causes and impacts of climate change and PPS 22 on renewable energy, some planners still regard energy as a topic that should be covered solely by the Building Regulations.
4. Planners have welcomed the input on interpreting the Mayor's energy policies and particularly on how to assess an energy strategy (also sometimes called statement or assessments). Working through an actual planning submission was felt to be very useful. Clearly more support and training on energy as a topic would be useful.
5. Planners are very keen on the development of a standard energy statement template that developers use and they can learn to interpret.
6. There seems to be some uncertainty at a borough level about the routes for including energy in planning approvals and enforcement. For example discussions were had concerning whether it could form part of a Section 106, a planning condition or whether it could be included as a reserved matter.
7. There seems to be a lack of communication within planning departments. Planners we spoke to were not aware that others may have had training on for example the use of the toolkit, indicating that knowledge was not being shared.
8. Planners were sometimes not aware that there is highly likely to be an energy expert in another department within the borough, for example an energy manager or HECA officer who may be able to advise them on technical detail in energy strategy submissions.

Design community

1. Planners and developers are not clear how 'where feasible' will be interpreted and often asked for clarity.
2. There is a large variation in the quality of energy statements being submitted. A common energy strategy template is required.
3. There is positive interest in the design community in energy, particularly the use of renewable energy technologies.
4. There is still a feeling within the design community that energy efficiency is more cost effective than renewable energy technologies and therefore should be invested in, in preference to renewable energy to achieve certain carbon savings. Therefore, there is possibly still a lack of understanding that the Energy Strategy and London Plan require both improved energy efficiency and renewable energy.
5. The seminar was found to be very informative and useful, indicating a knowledge gap.
6. It was suggested that the benchmark figures in the toolkit were not accurate by some attendees at the design community seminar and therefore should not be used to size plant and systems. It was explained that the benchmark figures were just that, and should be used to identify feasible technologies before using actual manufacturers' data and specialists to design and size systems.

5.2 Recommendations

Some recommendations from the project thought to be useful for future activities in this area are suggested below. Some of these recommendations are likely to require consultant support and the London Energy Partnership (and/or other funding bodies) will need to consider these alongside other priorities before deciding whether any of them can be taken forward. There is currently a support service for planners funded by the Energy Saving Trust, however this doesn't cover the activities mentioned below.

1. Borough planning case officers could be reminded that they are welcome and actively encouraged to attend meetings that the GLA is having with the developer relating to energy (and other matters). Attending such meetings would act as training for the planner, as often a member of the GLA energy team is in attendance. None of the borough planners that were involved in the project had attended one of these meetings.
2. Borough planners could be reminded that there may be an energy expert within their council who may be able to advise them on unfamiliar content in energy statements, such as the energy manager or HECA officer. (It should be noted however that these officers may not have time available to devote to another department.)

3. A 'required' contents list could be produced for the energy strategy which is widely disseminated and could be downloaded from the GLA website¹⁰. This may be unnecessary if an energy strategy template is produced, but a one pager summarising the key points may also be useful for briefing design teams. Boroughs could issue this in information packs that they may currently produce for developers. This suggestion was thoroughly supported by borough planners involved in the project and is also supported by the success of the energy strategy part of the seminar for the design community.
4. The case studies being produced separately as part of this project should be disseminated to borough planners through the existing email channels to key borough contacts and energy champions. In addition they should be made available on the London Energy Partnership web pages and at other London Energy Partnership events.
5. It is suggested that the energy efficiency sections of any energy statement template produced are aligned with the data generated by the new approved SBEM calculation methodology and the new SAP 2005 for the new Part L of the Building Regulations. This is to facilitate the use of the template by the design community. There are obviously other energy related data that need to be included in any energy statement that are not generated by these methodologies that will have to be calculated separately. Furthermore, ensuring user-friendliness for planners and developers could be ensured by trialling any template with a number of consultants regularly carrying out assessments, and by a selection of borough planners experienced in this area.
6. A series of seminars could be rolled out to inform the design community (and possibly borough planners) about any finalised template and on how to use the low and zero carbon design electronic toolkit being commissioned by the London Energy Partnership. The successful seminars run for the design community as part of this project could be repeated so that more organisations are brought up to speed.
7. Some short, concise recommendations could be produced identifying in what building and development types, CHP is most likely to be economically viable for the developer. This will help boroughs understand where they should be pressing developers to consider CHP as a realistic option. This was specifically requested by one of the boroughs involved in the case studies. These rules of thumb should be agreed with the Combined Heat and Power Association and the GLA. It is thought there are no documents of this type currently available, although there are detailed design guidance documents for specific developments from the Energy Saving Trust and the Carbon Trust.
8. The Renewables Toolkit is an important and widely used publication. It may be appropriate to revise it, removing some sections (to reduce the bulk),

¹⁰ This recommendation was made before the publication of *Sustainable Design and Construction: The London Plan Supplementary Planning Guidance*. Appendix D of which has relevant information (see Appendix E for details).

including others to make it more a comprehensive energy toolkit, updating the renewables details, and including the energy strategy requirements and rules of thumb for CHP. The contents and structure should be agreed with GLA planners. (This revision may be unnecessary, depending on the content of the proposed and forthcoming low and zero carbon electronic toolkit and the Supplementary Planning Guidance on Sustainable Design and Construction.)

9. Supplementary Planning Documents and planning briefs are important and influential documents. A one-day service could be provided to assist ensuring that these documents have suitable energy efficiency and renewables content. Alternatively some example generic text, which would allow for improvements and changes in this field (for example the revision to the London Plan), could be provided which boroughs could cut and paste into their own documents. This has been suggested due to the success of the Brent case study.
10. Information could be re-circulated to London boroughs on how they could reflect the Mayor's strategic energy policies in their new LDFs and other plans. As part of the Training for Planners project commissioned by London Renewables, a sustainable energy policy briefing was developed in April 2005 and the London Energy Partnership distributed this through the energy champions and ALBPO networks. However, judging by the knowledge levels found in the case study projects it may not have reached all of its audience. It should be noted that the GLA comments on draft LDFs to ensure they are in general conformity with the London Plan. A study could be done analysing the different approaches and methods used across the capital. A starting point for such a study could be Appendix G of the Training for Planners report, which provides a summary of extracts of some of the text relating to energy in London borough (draft) Unitary Development Plans.
11. The production of a glossary of commonly used terms and words in energy strategies to assist planning officers in their understanding of the content would be very useful. This was suggested by one borough involved in the project and supported by the others.
12. A two-day service could be provided to London borough planners to help them assess energy assessment reports for referable schemes. This would consist of one day for a consultant to review the document, and then one day to meet with the planners to go through it with them. This should be promoted as a learning exercise, and should only be provided if a wide audience of planners attend the discussion session and therefore can benefit from the real case study example. This has been suggested due to the value placed on this part of the case study exercise by the planners involved.
13. Local authorities have expressed interest in developing simple methods of checking whether developments have fulfilled their planning permission requirements concerning renewable energy once built. This would need to be

related to current building control practices and may require building control practices to be changed to include an energy check.

14. Future planning application related projects supported by the London Energy Partnership, or any other organisation, should be a minimum of one year due to the long and often delayed timescales of planning applications, particularly if conclusions, case studies or other project outputs are required. The timescales of funding bodies may therefore limit the viability of this type of project.

6 Appendices

6.1 Appendix A - Text of letter to planners etc to find case study applications

Dear *Planner*

London Energy Partnership Free Support for Planners: follow-up project to London Renewables training and support

The London Energy Partnership is a consortium of public and private organisations working to enable London to respond to the challenges of climate change, security of energy supply and fuel poverty. The Partnership is funding a new project to provide support to local authorities on implementing energy related planning policy. This is as part of the London Energy Partnership's ongoing commitment to help the implementation of London Plan policies and similar borough policies on energy. The support follows the publication of the Toolkit '*Integrating renewable energy into new developments: Toolkit for planners, developers and consultants*' last year and the roll-out of training for planners on using the toolkit this year, both funded by London Renewables. (For more details about the London Energy Partnership, London Renewables and additional support available to London planning authorities on energy, please see the attached information sheet.)

Faber Maunsell, who authored the London Renewables Toolkit, have been commissioned by the London Energy Partnership to provide free in-depth support to 5 boroughs that will be working on a planning application referable to the Greater London Authority over the next 6 months (up to December 2005). Assistance will be flexible depending on borough requirements. For example, it could provide planning officers help in understand the potential for incorporation of energy efficiency and renewable energy technologies on a particular site. Assistance could also be provided to help borough planners understand and assess written developer proposals and in negotiation meetings with developers.

Ideally we would like to work with 5 different authorities, covering a range of new development (residential, commercial, retail etc). The timescale of the applications is crucial for this project as ideally a conclusion will have been reached on the energy component of the application by December 2005, so that a full case study on the project can be written up for dissemination to other boroughs and the design community. The aim is also to develop a template during the project that will facilitate planners to 'go it alone' once the project is over. Advice on how to make sure that the energy measures proposed are included in the final development will also be provided.

If you think you have some suitable applications coming through soon, and would like to take advantage of this free assistance, please fill in the questionnaire overleaf and send back to Ben Smith at Faber Maunsell by Tuesday 9 August. If you are unable to meet this deadline but you are still interested please contact Ben Smith or Claire Bonham Carter at Faber Maunsell on 020 7601 1652 to discuss the situation. We look forward to hearing from you. If you wish to discuss any of the above with the London Energy Partnership project manager, please contact Suzanne Le Mière on 020 7983 4335 or email suzanne.lemiere@london.gov.uk.

Yours sincerely, Shirley Rodrigues, Head of Environment

6.2 Appendix B - Text of London Energy Partnership email updates

London Energy Partnership email update No 1

Dear Planner,

Further to my recent email, which included information about Sustainable Energy for Planners (www.cen.org.uk/planner/supportline.asp), please find below an update on 2 projects from the London Energy Partnership. Apologies for any cross postings.

Free Support for Planners

The London Energy Partnership has commissioned a **new project to provide support to local authorities on implementing energy related planning policy**. This is as part of the London Energy Partnership's ongoing commitment to help the implementation of London Plan policies and similar borough policies on energy. The support follows the publication of the Toolkit 'Integrating renewable energy into new developments: Toolkit for planners, developers and consultants' last year and the roll-out of training for planners on using the toolkit this year, both funded by London Renewables.

The following letter, sent as a hard copy to the 'chief planner' in each borough, provides more information about the current London Energy Partnership project which aims to provide capacity building on sustainable energy planning policy. Please forward this information to relevant colleagues and contact Faber Maunsell, as directed in the letter, if you are interested in being involved.

Feasibility study into the potential for wind and biomass in London

The LEP are about to embark on a feasibility study into the potential for wind & biomass in London. This will investigate potential sites for wind turbines, looking at all constraints, barriers and indeed opportunity areas. We are also keen to support the development of supply chains for biomass fuels and to identify viable options for taking this forward. If you have any information on particular wind or biomass developments in your Borough, we would be grateful if you could send any information through to the Project Manager, Paula Kirk on paula.kirk@london.gov.uk or on 020 7983 4995.

Kind regards

Suzanne Le Mière, 29 July 2005

You have been sent this email as you are listed with the London Energy Partnership as a Key Planning Contact. If you do not wish to receive emails in the future, please reply to this email indicating this.

London Energy Partnership Email Update 2

Dear Energy Champion and Planners networks,

Content of this update:

- 1. Free Support for Planners - Project Update 1**
- 2. Sustainable Energy for Planners (www.cen.org.uk/planner/supportline.asp) - more free support**

3. Sustainable Masterplanning at Resource 05

4. Energy efficiency guides for applicants for extensions of domestic properties

1. Free Support for Planners - Project Update 1

The London Energy Partnership has commissioned a project funded by the Department of Trade and Industry and the Greater London Authority to provide support to London's local planning authorities on implementing energy related planning policy (see LEP email circular 1 August 05).

Following the issue of a letter inviting boroughs to put forward upcoming development schemes on which they would appreciate support in assessing the proposals for sustainable energy integration, 19 application forms were received. Eleven boroughs had suitable schemes, with Greenwich, Tower Hamlets and Hackney each putting forward more than one development scheme.

The LEP project steering group selected schemes to be supported what would provide variety, for example considering type and density of development. Support is presently being offered on the following schemes:

- Enfield - Middlesex University
- Greenwich - Lovells Wharf
- Hackney - 30 Crown Place
- Haringey - Hale Wharf
- Tower Hamlets - South Quay Square

Faber Maunsell (the consultants carrying out the project on behalf of LEP) will now be working with the boroughs until the end of the year. Thanks to all those that submitted possible applications.

2. Sustainable Energy for Planners (www.cen.org.uk/planner/supportline.asp)

If you weren't able to take advantage of the support above, but would like some assistance, perhaps *Sustainable Energy for Planners* can help you. This is a free and impartial service being provided through the Renewable Energy Action for London (REAL) initiative. It is part funded by the Energy Saving Trust, and run by Creative Environmental Networks and offers:

- Advice** on development of sustainable energy policy
- Support** with assessing energy proposals for new developments
- Assistance** with use of the London Renewables Toolkit
- Information** on the performance and feasibility of renewable energy technologies

Telephone: 0845 678 0677, Email: real@cen.org.uk, Hours: 9 - 5 Monday to Friday

3. Sustainable Masterplanning at Resource 05

Masterplanning in the 21st Century is a complicated business. The Government is waking-up to the threat posed by climate change and the unsustainable rate of depletion of the planet's finite natural resources. There are new and unfamiliar challenges:

- Clients need to understand evolving environmental legislation and planning policy.

-Masterplanners need to call on specialised guidance to deal with sustainability challenges such as renewable energy and low carbon targets.

-RDAs and Planning Authorities have to set challenging but achievable targets.

-Planning consultants and client advisors need to ensure swift and effective progression of planning applications.

This event is being held on 15th September during the 3-day resource 05 conference in Watford. It will include short case studies describing how others have dealt with these challenges and discussions. For details or to register, please contact: randallb@bre.co.uk before Wednesday 14th September."

4. Energy Efficiency and Extensions to Domestic properties

The following are free publications published this year which you may wish to highlight to people applying for planning permission for domestic, loft or garage extensions. They are all intended to assist designers, builders and homeowners to incorporate energy efficiency best practice standards when carrying out such works.

[Energy efficient domestic extensions \(CE122\)](#) (458 kb)

[Energy efficient loft extensions \(CE120\)](#) (297 kb)

[Energy efficient garage conversions \(CE121\)](#) (227 kb)

These are all available as pdfs or in hard copy from 0845 120 7799

Previous updates from the London Energy Partnership have covered:

-Briefing on sustainable energy policy.

If you would like a copy of this document or further details, please contact ben.crofts@london.gov.uk.

London Energy Partnership Email Update 3

Dear Energy Champion and Planners networks,

Content of this update:

1. Toward zero carbon developments
2. Call to use energy meetings at the GLA
3. Seminar for the design community
4. Sustainable Energy for Planners (www.cen.org.uk/planner/supportline.asp)

Toward zero carbon developments

As a stakeholder with an interest in the sustainable future of London, your opinions would be gratefully received on zero and low carbon developments. This is part of a London Energy Partnership project to provide supportive information to London boroughs which CSE have been commissioned to deliver. Please see the attached letter from the Mayor of London for further details.

<<Letter from Mayor.pdf>> <<Climate Change Questionnaire - approved.doc>>

Due to a tight project schedule, I would ask that you complete and return the attached questionnaire by **Wednesday 9th November to kirsty.millar@cse.org.uk** or, if you prefer, to call Kirsty Millar on 0117 934 0910 to arrange to respond by telephone. The questionnaire, which should take no more than 20 minutes to

complete, refers to proposed definitions and issues surrounding zero and low carbon developments and your experiences involving these.

The letter and questionnaire was sent to forward planners as a hard copy yesterday and this e-mail is being sent to planning officers, energy managers, and sustainability officers in all the London boroughs, as well as to other stakeholders. We apologise for any cross postings. Due to the short timescales available, we have used as many networks available to us as possible.

Call to use energy meetings at the GLA

The Planning Decisions Unit and Energy Policy Team at the GLA occasionally have meetings with applicants for planning permission about the energy aspects of their proposals. For some borough case officers this has proven to be a very interesting and useful way of learning more about ways of working with developers on energy issues. After a recent energy meeting with an applicant at the GLA, Julia Roberts, Assistant Area Team Leader with Westminster City Council Planning said, "The meeting was very beneficial and gave me a greater understanding of energy issues than any discussions over the phone. In fact, since then I've become one of the City Councils Area Planning Teams sustainability champions."

The London Energy Partnership is keen to encourage borough planning officers to take up any invite from the GLA to attend such meetings. Tom Carpen, at the PDU said "It would be great if a case officer and the energy person from the relevant borough attended the energy meetings for planning applications. There are often complex issues with schemes and the meetings are a useful way of resolving barriers to reducing carbon emissions or dealing with an applicant's reasons for not meeting policy. "

Seminar for the design community

Attached is a flyer for a seminar being held as part of the project '*Capacity Building for Planners and Others Implementing Energy Related Planning Policy in London*'. Please note that this event is NOT for planners, but for members of the design community such as architects and engineers who design buildings that will need to address the Mayor's (and similar borough) policies on energy. Please forward this pdf to any architects or engineers that you work with who you think may be interested. Thank you. <<Design Community Workshop Invitation_Final.PDF>>

Other support for planners

Sustainable Energy for Planners is a free and impartial service being provided through the Renewable Energy Action for London (REAL) initiative. It is part funded by the Energy Saving Trust, and run by Creative Environmental Networks. While you may learn about energy and how different technologies apply to schemes of a size referable to the Mayor by attending a meeting with a developer at the GLA, *Sustainable Energy for Planners* may be particularly suited to provide you support with some of the smaller schemes that you see. It offers:

- Advice** on development of sustainable energy policy
- Support** with assessing energy proposals for new developments
- Assistance** with use of the London Renewables Toolkit
- Information** on the performance and feasibility of renewable energy technologies

Telephone: 0845 678 0677, Email: real@cen.org.uk, Hours: 9 - 5 Monday to Friday

6.3 Appendix C - Journal Articles

BSJ Articles

Teaching by example, October 2005 and *Forward planning*, March 2006 can be viewed through the archive search of www.bsjonline.co.uk

AJ Article, 27 October 2005

Planning permission with Mayor's energy and renewable targets - easing the process.

A new dimension in planning permission in London is starting to bite, following new Mayoral policy requirements for energy efficiency and renewable energy technology and design to be integrated into major London developments. The rules to be followed are:

1. Use less energy (be lean)
2. Use renewable energy (be green)
3. Supply energy efficiently (be clean)

The policy on energy is outlined in two documents: the London Plan and the Mayor's Energy Strategy. For example, policies on renewable energy include:

London Plan (policy 4A.9) *"The Mayor will and boroughs should require major developments to show how the development would generate a proportion of the site's electricity or heat needs from renewables wherever feasible"*

and

The Mayor's Energy Strategy (proposal 13) *"To contribute to meeting London's targets for the generation of renewable energy, the Mayor will expect applications referable to him to generate at least ten per cent of the site's energy needs (power and heat) from renewable energy on the site where feasible. Boroughs should develop appropriate planning policies to reflect this strategic policy."*

Many energy efficiency measures are well known and require action by all designers, and whilst some building integrated renewables such as ground sourced heating and cooling can be safely left to the engineer, others such as photovoltaic facades, rooftop solar water heating and wind turbines, will impact on the architectural design and there may also be additional space requirements. But the real issue is the potential delay in receiving planning permission and this will affect developers, project managers and architects. We know that planning applications are being turned down by some boroughs if an adequate energy strategy is not included.

The wider picture

The Mayor is not operating in a vacuum. His policies may be in the vanguard - as you might expect in a dynamic capital city - but other planning authorities are following on, stimulated by the publication of PPS 22 (Planning Policy Statement 22 - "Renewable Energy) which puts an obligation on all planning authorities to *"...specifically encourage [small scale renewable energy] schemes through positively*

expressed policies in local development documents.” Thus London is in many ways the testing and training ground for integrating renewables with energy efficiency in buildings and that means bringing architects, engineers and planners up to speed - or even taking them ahead of the game.

It should also be remembered that as well as higher energy standards, renewable energy sources are likely to enter the new Building Regulations Part L in 2006, following the requirements of the European Union’s “Energy Performance of Buildings Directive” (EPBD) which requires options for renewable sources to be assessed in major developments. Integrated renewables will be able to contribute to achieving the new energy targets being set in Part L.

There is of course the positive side. Buildings with energy efficiency and well designed renewable energy sources will have reduced fuel bills, increasingly important with fuel price hikes following Hurricane Katrina’s impact on Gulf oil production, unrest in the Middle East, and so on. Buildings with sustainable credentials are also becoming a requirement for corporate environmental reporting and the forthcoming “Code for Sustainable Buildings”, being developed by the ODPM, will focus attention on energy efficiency and renewable energy as essential components of sustainability.

The building industry should not feel it is being victimised by the requirement to reduce energy use and include renewable resources. Energy suppliers must achieve energy saving targets in domestic properties under the Energy Efficiency Commitment and must source an increasing proportion of the electricity that they sell from defined renewable sources under the “Renewables Obligation”. The Government message is clear, we must all take action to reduce global warming and obtain the energy we need from more sustainable sources.

Which renewable sources are applicable to buildings?

The most commonly used renewable source in buildings is currently solar hot water, particularly in individual houses. Roof top solar collectors can supply about 50% of annual hot water demand (depending on how the system is used). The Government has been supporting the installation of photovoltaic systems for the last few years, which can supply electricity for use in the building or for export to the grid. Ground water can be used with heat pumps for space heating in any building and also to provide cooling either directly or via a chiller in comfort controlled buildings. Biomass for heating using boilers and stoves, is a growing area, sourced from waste materials, wood from pruning or forests, and energy crops such as wood coppicing and straw. The other large resource is the wind, to generate electricity used in the building or exported to the grid. Traditional wind generators are large, stand alone systems as used on wind farms, but these can be used in large developments such as at Ford’s plant at Dagenham and smaller units are available for urban car parks. Increasingly, small building mounted generators are now coming onto the market applicable to individual houses, blocks of flats and non-domestic buildings.

Biofuels such as diesel from rape seed oil and wood gasification, will in the future fuel renewable CHP systems, and hydrogen from offshore wind and other sources may also become usable in buildings. For now, the challenge is incorporating the

proven renewable technologies in modern buildings so that they make a positive and reliable contribution to both the building and the environment.

Energy efficiency and renewables for architects.

There are essentially four new areas for architects:

- Understand in general what energy efficient and renewable energy technology and design options there are and how they work together in buildings;
- Consider the options for energy measures and renewables, and their feasibility, early on in each project to achieve good design and avoid delays in planning approval;
- Understand what the planners are requiring;
- Make sure the engineers understand and can design the renewables into the building so that they work properly.

The London Energy Partnership, has a number of ongoing projects to train, support and encourage increasing levels of energy efficiency, community heating and the integration of renewable energy sources into developments, both large and small, in London.

To provide technical information and to guide designers through the process of assessment and choice of renewables, “**Integrating renewable energy into new developments: Toolkit for planners, developers and consultants**” was produced by London Renewables (now a part of the London Energy Partnership) and Faber Maunsell Sustainable Development Group in September 2004. It is available as a download from www.london.gov.uk/mayor/environment/energy/docs/renewables_toolkit.pdf. This is the essential handbook and is packed with explanations, benchmarks, calculation methods and typical scenarios.

But even if architects and engineers have a general understanding of energy efficiency, combined heat and power, community heating and the requirements and the impacts of renewable sources on and adjacent to buildings, do planners understand energy and the feasible options these technologies and designs? Can developers be asked to provide combined heat and power and community heating in unsuitable applications, or 10% renewables contribution using unreasonable and untried sources? How can architects get reasonable energy efficient and renewable energy technology and design options included and non-feasible ones rejected?

London Renewables provided training and pilot support to London borough planners, councillors, housing associations and developers, and this has fed into the new London Energy Partnership project “Capacity Building on Sustainable Energy Planning Policy”, funded by the Department of Trade and Industry and the Mayor of London.

To further help London planners on energy efficiency, CHP, community heating and renewable energy in major planning applications, this new project which started at the end of August is being carried out for the London Energy Partnership by the Sustainable Development Group at Faber Maunsell. It includes feedback on a new

tool being developed to simplify communication on energy strategies and provide hands-on support as planners negotiate with architects, engineers and developers. We will be working with six London boroughs (Hackney, Haringey, Greenwich, Tower Hamlets, Enfield and Brent) on one planning brief and five planning applications of a size and type to be called in by the Mayor, which are mostly at the pre-application discussion stage. The specialist energy input will enable the planners to understand and evaluate the energy proposals put forward by the developers and their designers. Hopefully the designers will have carried out an energy assessment study on the particular site or at least will have considered the options. By meeting jointly with the planners and the developers, we aim to reach agreement for including energy efficiency and renewable resources in the planning application which satisfy both parties, and secure the most energy efficient design and at least a 10% reduction in carbon emissions from the inclusion of renewable energy technologies.

Architects will be able to learn about how planners are thinking and how to negotiate by reading the case studies to be produced on each of the five planning projects. The results will also be presented for discussion, to architects and engineers at a seminar to be held on November 22nd and readers are invited to attend the seminar.

For the Toolkit:

www.london.gov.uk/mayor/environment/energy/docs/renewables_toolkit.pdf

For more details and to register for the November seminar contact:

ben.smith@fabermaunsell.com

For more information on the Capacity Building on Sustainable Energy Planning Policy project contact: <mailto:claire.bonham-carter@fabermaunsell.com>

Simon Burton, Faber Maunsell SDG

6.4 Appendix D - Text from flyer for seminar for the Design Community

Practical implications of the Mayor's energy targets - What are planners expecting?

A workshop for London's building design community

Are you an architect, engineer or planning consultant working on new developments in London that are referable to the Greater London Authority (GLA)? Learn from case studies on energy in planning submissions using a template designed to help developers meet requirements relating to the Mayor's sustainable energy policies in the London Plan. All major new developments referable to the GLA are expected to address these policies. By using an energy assessment template developers can instruct their consultants to provide the right level of detail in the Energy Statements submitted with planning applications.

The case studies come from a London Energy Partnership funded project funded by the Department of Trade and Industry and the Greater London Authority. Faber Maunsell have been commissioned by the LEP to provide free support to local authorities in implementing London's energy related planning policy. This project follows on from others funded by London Renewables such as the production of the document *Integrating renewable energy into new developments: toolkit for planners, developers and consultants*, and is part of the London Energy Partnership's ongoing commitment to help the implementation of London Plan policies and similar borough policies on energy.

The Workshop

The workshop is aimed at London's design community, based on the work with London Boroughs, and will suggest what developers should consider in their energy statements in order to comply with the GLA and Borough requirements. The workshop will provide a good footing for architects and engineers in preparing site wide energy statements of energy efficiency and renewable energy measures on schemes going in for planning permission.

The workshop will also discuss the work being done with the local authorities on referable planning applications, where advice has been provided on energy policy implementation for each site. Case studies of each will be presented.

Faber Maunsell has unique experience in London of working both with planners implementing the Mayor's energy policy and developers working to address these policies within their scheme design proposals. This workshop will provide an opportunity to gain an understanding of the key issues and to be better equipped to deal with them as they arise on planning applications in the future.

Fax back form with applicant details also included.

AGENDA

Practical implications of the Mayor's energy targets - What are planners expecting?

A workshop for London's building design community

22 November 2005

Agenda

Time	Length (mins)	Session	Leader
1.30pm		Registration - tea and coffee available	
2pm	10	Introduction and welcome	Suzanne Le Miere, London Energy Partnership
	20	Policy background and drivers overview	Simon Burton, FM
	15	Questions	
2.45pm	15	The Capacity Building Project	Claire Bonham-Carter, FM
3.00pm	40	Energy Assessment - tips on what to include with your planning submission	Claire Bonham-Carter, FM
3.40pm		Coffee break	
4.00pm	30	Questions Lucy Padfield, GLA Energy Team will be present	
4.30pm	15	Mainstreaming sustainable energy - the future	Simon Burton, FM
4.45pm	5	Wrap up	Suzanne Le Miere, London Energy Partnership

6.5 Appendix E - Other work and information aiming to increase the capacity, understanding and receptiveness of planners and others to implement energy related planning policy in London.

Published by the Mayor of London and available from www.london.gov.uk:

- a) *Draft Further Alterations to the London Plan*, September 2006.
- b) *Sustainable Design and Construction: The London Plan Supplementary Planning Guidance*, May 2006

Work carried out or distributed by London Renewables, now part of the London Energy Partnership:

- c) “Integrating Renewable energy in New developments: Toolkit for Planners, Developers and consultants”, September 2004, also referred to as the Toolkit.
- d) GLA Informal Advice Note distributed at London Renewables training sessions. The note aims to give support to Council planning officers at pre-application stage, when advising applicants on work that needs to be carried out prior to submission of an application, and the information an application should include with respect to energy.
- e) A selection of summary documents for 7 audiences¹¹
- f) A summary poster of renewable energy technologies (normally slipped into relevant summary document)
- g) “Final Report: Sustainable Energy Training and Pilot Support Programme for Local Authorities” after training provided to 26 local planning authorities (>350 planning officers), 16 elected member committees (140 elected members) and 12 housing associations.
- h) Sustainable Energy Policy note prepared by Creative Environmental Networks as part of the training and support contract (see e).
- i) “Attitudes to renewable energy in London: public and stakeholder opinion and the scope for progress” published in December 2003.

More details are available at

www.london.gov.uk/mayor/environment/energy/lonon_renew.jsp under “publications and resources”.

Other work which complements this project:

- a) Sustainable Energy Support for Planners - see Appendix A for details.
- b) The London Energy Partnership projects: Wind and Biomass Study, Toward Zero Carbon Development, and Low Carbon Designer Toolkit. Details are available from www.lep.org.uk
- c) Sustainable Construction and Planning, The Policy Agenda, July 2006. See www.lse.ac.uk/collections/geographyAndEnvironment/CEPG/sustainableConstruction.htm (in particular pp 22 to 24).

¹¹ The appropriate summary was sent to architects (over 50), housing associations, councillors and planners in London and were highlighted at a number of talks including: Green Register of Construction Professional: *Design for Solar* seminar, Islington Ecology Center, 14 January 2005 and Sponge event: *Adapting to Climate Change*, held at RIBA in London, 10 February 2005.

The Department of Trade and Industry and the Mayor of London have funded this project. DTI, GLA, the London Development Agency, the Energy Saving Trust and Argent Group Plc provide core funding for the London Energy Partnership.

Working as an independent body, the London Energy Partnership uses the power of partnership to enable London to respond to the challenges of climate change, security of energy supply and fuel poverty. The London Energy Partnership steering group members and observers include representatives from Argent Group Plc, Association of London Government, Business Council for Sustainable Energy UK, Carbon Trust, EDF Energy, Energy Saving Trust, RBC Capital Markets, Mayor of London, Government Office for London, London Boroughs' Energy Group, London Climate Change Agency, London Development Agency, London Sustainability Exchange, Renewable Energy Association, London South Bank University and Thames Gateway London Partnership.