

Policy 124**Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy**

Major developments should aim to reduce their carbon dioxide emissions in accordance with the levels set out in the London Plan. Planning applications for major development should include evidence of how the energy requirements and carbon dioxide emissions of proposed developments have been assessed and propose a clear reduction strategy in line with the energy hierarchy. Information submitted should be sufficient to demonstrate how the relevant London Plan policies have been addressed and how the strategy can be fully implemented without additional permissions.

Major development proposals should investigate the potential for connecting to an existing decentralised heat or energy network or developing a new site-wide network and the potential for renewable energy should be assessed as part of the design of the development to ensure successful integration..

The carbon dioxide reduction target should be met on site unless it can be demonstrated that it is not feasible. Any shortfall may be met through an identified project off-site or through a payment in lieu to a local carbon off-setting scheme.

Supporting Text

7.0.63 Bromley will apply the carbon reduction, decentralised energy and renewable energy policies in the London Plan directly to major development proposals.

7.0.64 From October 2016, London Plan Policy 5.2B sets a “zero carbon” target residential development – that is, the residential element of a major development scheme should achieve at least a 35% reduction in regulated carbon dioxide emissions (beyond Part L 2013) on site. The remaining regulated carbon dioxide emissions are to be off-set through a cash-in-lieu contribution to a ring-fenced fund.

7.0.65 From 2016 to 2019, London Plan policy 5.2B sets the carbon dioxide emissions target for non-residential major developments at a 35% reduction against Part L 2013 of the Building Regulations.

7.0.66 Applications for major developments should be accompanied by information which demonstrates how the relevant London Plan policies (5.2 to 5.9) will be met. An energy assessment is required with both outline and full applications and should be based on the GLA’s ‘Energy Planning’ guidance.

7.0.67 Strategies for carbon dioxide reduction should follow the energy hierarchy:

1. Be lean: use less energy, reduce demand

7 Environmental Challenges

2. Be clean: supply energy efficiently, and finally
3. Be green: use renewable energy

7.0.68 The priority is to design development in such a way that less energy is required in its construction and in its use. From the design and layout of the site to the specification of walls and windows, addressing the first level of the energy hierarchy is the most cost effective way to minimise carbon emissions. Passive measures – insulation, air tightness, thermal mass etc – combined with active measures – heating, lighting and ventilation systems – should be appropriate to the proposed use and not result in inefficient or unnecessary use.

7.0.69 In order to secure more efficient supply of energy, major developments proposals should aim to connect to, or incorporate, a heating or cooling network. In Bromley, the lower density patterns of development and lack of suitable heat users limit the feasibility of energy networks in many areas, however, where higher density development with mixed uses are proposed, including in Bromley Town Centre, new energy networks will be encouraged.

7.0.70 The London Plan sets out the expectation that all major developments will seek to reduce carbon dioxide emissions by at least 20% through on-site renewables. On site renewable energy infrastructure should form part of an integrated solution and not be considered an “add-on”. Renewable energy equipment should be carefully sited to minimise harmful impacts on sensitive receptors including heritage assets, respect local character wherever possible and protect the amenity of local residents.

7.0.71 The London Plan states that boroughs should establish a carbon dioxide off-set fund and identify suitable local projects to be funded. Where developments are not able to achieve the carbon dioxide targets, the developer could install a carbon saving project off-site or make a contribution to the local off-setting fund. The off-setting measures should have either carbon dioxide or financial equivalence to the saving that would otherwise be required on the site.

7.0.72 The Council will set a price at which the carbon dioxide short fall will be calculated and publish this in a Supplementary Planning Document. Contributions to the carbon off-set fund will be secured through the use of S106 planning obligations in accordance with the CIL regulations.