



Interim Guidance Note on Sustainable Development

Lambeth Replacement Unitary Development Plan (UDP) Interim Guidance Note on Sustainable Development

Background

The Replacement UDP is at an advanced stage in the process of adoption. It is anticipated that this will take place later in 2007. The Replacement UDP contains two policies dealing with sustainable development - Renewable Energy in Major Development (Policy 32a) and Sustainable Design and Construction (Policy 32b).

The UDP Inspector supported both these policies but recommended that the policy on renewable energy should not be implemented until guidance is provided on the methodology the Council will use in calculating and monitoring energy savings. It is the Council's intention to prepare Supplementary Planning Document on Sustainable Development following adoption of the UDP dealing with the full range of considerations associated with Renewable Technologies and Sustainable Design and Construction. In the mean time, this guidance note has been approved on an interim basis to enable the implementation of the Council's policies.

Government policy

The Council's policies and approach are in accordance with national and regional policy. The Government is committed to promoting and advocating sustainable development. This is set out in Government Guidance in Planning Policy Statement 1 - Sustainable Development which puts forward the Government's seven key principles. These should be applied to ensure that development plans and decisions made on planning applications contribute to the delivery of sustainable development.

In December 2006, the Government produced a package of measures for planners and house-builders to help mitigate their impact on climate change. The overall strategy is set out in the package of documents, Building a Greener Future: Towards Zero Carbon Development, the Code for Sustainable Homes and the Draft Planning Policy Statement on Planning and Climate Change. The Draft PPS is a consultation document which sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, can help shape places with lower carbon emissions and be resilient to climate change.

Other national policy statements including Planning Policy Statement 3 on Housing and PPS 22 Renewable Energy restate the importance of sustainable development in spatial planning and the role that development plans have in facilitating sustainably designed and built developments.

The London Plan

The Mayor's London Plan is part of the development plan for the borough and there is a statutory requirement for Lambeth's local policies to be in general conformity with those of the London Plan. The Mayor published Supplementary

Planning Guidance on Sustainable Design and Construction in May 2006. This document gives further weight to London Plan policy4B.6, giving appropriate methodologies and providing further sources of information. The Mayor's view, that London must use natural resources more efficiently and reduce levels of waste and environmental degradation is set out in the policies of the plan and the Further Alterations to the plan which focus on the reduction of carbon emissions and the mitigation of the effect of climate change through the policies of the plan.

Development Requirements in Lambeth

Developments in Lambeth are expected to meet high sustainable design and construction standards in accordance with the planning policies in the UDP and Government objectives. Planning applications should be submitted with a Sustainability Assessment. The Sustainability Assessment should explain how these standards will be met.

Lambeth Council is committed to addressing the challenge of climate change. In February 2007 it approved a new Sustainability Charter and Action Plan. The planning process has a very important role in contributing to this. The standards set out in the policy and guidance are minimum objectives. The Council encourages and warmly welcomes developments proposing higher standards especially Low and Zero Carbon developments where feasible.

Sustainability Assessment

This assessment should be submitted in two parts dealing separately with Renewable Energy (Policy 32 a) and Sustainable Design and Construction (Policy 32b).

Depending on the specific case and nature of the development the sustainable construction provision will be secured by condition and /or Section 106 planning obligations.

1. Renewable Energy in Major Developments (Policy 32a)

Major developments are defined as developments of more than 1,000 square metres or 10 dwellings. Policy 32a requires that 10% of energy demand of the development is off-set through the incorporation of renewable energy generation technologies on-site as part of the development.

This will be assessed in terms of CO₂ emissions, as this is now the standardised approach to dealing with these issues. Part of the sustainability assessment should therefore include an energy scheme for the whole development, which should include:

- The total gross floor area of the development;
- The total energy demand and carbon emissions of the development;
- How the 10% of the total carbon demand required to be offset by a renewable technology;
- The type of technology that is to be used;

- Where the technology will be located on the site;
- The quantity and size proposed;
- Whether the site is in a conservation area or is a listed building;
- If the technology is not grid connected the statement must indicate which flats, houses or part of the development will be supplied with energy from the renewable technology;
- Ideally for domestic developments Standard Assessment Procedure (SAP) Ratings should be provided at application stage to support this information;

Renewables that can be incorporated include, solar water heating, ground source heat pumps, photovoltaic cells, micro-wind turbines, and if appropriate, biomass heating. As well as being environmentally sustainable further evidence is emerging that renewable energy adds value to property.

The 10% off-set through renewable technologies, must be on top of, rather than a contribution to meeting Building Regulation part L requirements for Energy Efficiency.

The use of Combined Heat and Power (CHP) can help to make the building more energy efficient but is not viewed as a renewable technology unless fuelled by biomass.

Lambeth also expect that electrical demand from artificial cooling will be minimised, and avoided if possible. Where artificial cooling is needed it is expected that a robust energy assessment will be provided to clarify the renewable energy requirement.

The London Renewables Toolkit (especially sections 3 and 4) provides guidance on renewable energy technologies, and how to calculate the 10% figure, based on off-setting 10% of carbon emissions.

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

2. Sustainable Design and Construction Policy (Policy 32b)

Using EcoHomes / BREEAM Standards (for new-build and refurbishment) can provide a structure for the bulk of the Sustainability Assessment. EcoHomes / BREEAM is the Council's preferred methodology for assessing the sustainability of a proposed development. The Council must be contacted prior to the submission of an application if any other methodology is to be used.

For **residential developments** a preliminary EcoHomes "Estimator" checklist will be required at outline application stage. The preliminary EcoHomes "estimator" assessment will be required at application stage attached to the planning application. It should indicate the credits that are expected and how this will be achieved. The Council aspires to 'EcoHomes Excellent' and would see 'Very Good' as a minimum standard. Energy efficiency sustainable materials, water conservation, sustainable drainage and controlling pollution are key aspect of this. The new code for sustainable homes will replace EcoHomes by 2008 and a

3 star minimum rating for new homes will be required (equivalent to EcoHomes Very Good).

Further information on the EcoHomes scheme, can be found at www.bre.co.uk/ecohomes. Please note a **full** EcoHomes certificate is required at design stage before construction begins, and this will be a condition of any planning permission. An EcoHomes certificate of completion will be required. This will be covered by a Section 106 agreement.

For **non residential developments** a BREEAM estimator checklist at outline application stage is required. A BREEAM Pre assessment will be required at application stage attached to the planning application. It should indicate the credits that are expected and how this will be achieved. The Council aspires to 'BREEAM Excellent' and requires 'Very Good' as a minimum standard. Please note a full BREEAM certificate is required at design stage before construction and this will be a condition of any planning permission. For more information about the BREEAM scheme visit <http://www.breeam.org>. On completion a BREEAM completion certificate will be required and this will generally be covered by a Section 106 agreement.

Other measures encouraged in design of a sustainable development include:

Demolition

Where a building has not already been demolished, the ICE's (Institute of Civil Engineers') Demolition Protocol should be followed in order to :-

- i) maximise reuse of demolition waste
- ii) maximise use of sustainable materials. This can often reduce construction costs by reducing the amount of waste going to landfill.

Further details are provided at <http://icextra.ice.org.uk/tlml/demolition>

Materials

Use of construction products made from recycled material. London Remade act as an independent broker for construction products from recycled material – 020 7061 6384 www.londonremade.com. Alternatively contact Wrap www.wrap.org.uk

Use of 'A' rated materials. Please refer to the Building Research Establishment's Green Guide to Specification' www.bre.co.uk

The use of Forest Stewardship Council (FSC) certified Timber. Please refer to Lambeth's Sustainable Timber Policy.

<http://www.lambeth.gov.uk/NR/exeres/C003B7CA-E254-4545-88C2-79BE50FFE86E.htm>

Water

Reducing water consumption by incorporating water efficiency measures e.g. spray taps, low flush toilets, rainwater harvesting.

Use of Sustainable Drainage Systems (SUDS). The Environmental Agency provide some guidance at http://www.environment-agency.gov.uk/commodata/acrobat/a5_suds_v3.pdf~search='sustainable%20drainage%20systems'

Use of 'green roofs' (which reduce runoff, increase biodiversity, improve insulation and improve air quality). Contact Jamie Dean, GLA, 020 7983 4491.

3. Small Scale Developments (non-residential, mixed use and housing)

Renewable technologies which are of a smaller scale e.g. those appropriate for domestic buildings or for buildings that fall beneath the 10 unit 1000sqm threshold are defined as "microrenewables". Lambeth Council is committed to the provision of sustainable development in the borough and is keen to support residents and developers incorporate renewable technologies into their homes and developments.

Please refer to Lambeth renewable guide for domestic dwellings (web link)

It is important to bear in mind that there are a variety of available renewable technologies that can secure the required objectives either individually or in combination. The appropriateness of these will depend on the circumstances, the effectiveness and suitability of the technology. Technical advice should be sought on the suitability and effectiveness of the different available methods. For example reservations have been expressed about the efficiency of wind turbines attached to buildings in urban locations due to wind turbulence caused by the proximity of buildings in the area. In addition, in sensitive locations such as conservation areas less visually intrusive technologies such as ground source heat pump systems can be more effective.

Planning considerations which must be taken into account include:

Conservation Areas

A conservation area has special architectural and / or historic interest. There are 60 conservation areas in Lambeth. Each has a character and appearance that Lambeth Council wants to preserve and enhance. Development in a conservation area must preserve or enhance its character.

Listed Building Consent

Listed Building Consent is applicable to listed buildings or other structures which have special architectural and / or historic interest. Listed buildings are included by the Government on a statutory list and assigned a grade (I, II* or II). Any alteration to a listed building or buildings within the curtilage of a listed building must apply for Listed Building Consent.

Criteria for whether planning permission will be required:-

Wind turbines.

Planning permission will be required if:

- The turbine is to be installed on or attached to a block of flats or will be free standing on land associated with the block,
- Any part of the turbine extends above the highest part of the roof (excluding chimney); or
- Any part of the turbine projects closer to the highway (road) than any part of the house unless there is a distance of 20 metres or more between the highway and the house.

Listed building consent will always be required in addition to any planning permission.

Solar Hot Water Panels and Solar Photovoltaics (PV)

Flats

Planning permission will **always** be required if the installation is to be attached to a block of flats.

Houses

If the house is **in a conservation area**, planning permission will be required if it will materially affect the appearance of the house if it:

- Is visible from the street;
- Projects more than 10 cm from the roof;
- Takes up a large area of the roof.

If the house is **not in a conservation area** planning permission will be required if the:

- PV is installed on the roof and projects above the highest part of the roof (excluding the chimney);
- PV projects more than 10cm above the existing roof slope;
- PV is located on a roof slope which fronts onto any highway (road) or public footpath – this is due to a restriction under the General Permitted Development Order.

Listed building consent will **always** be required in addition to any planning permission.

Freestanding Solar Hot Water Panels and Solar Photovoltaics

Requirement for planning permission is dependent on a number of factors and written clarification should be sought from the Development Control team within the Planning Service.

Ground Source Heat Pump

Requirement for planning permission is dependent on a number of factors. If the works are accommodated within an existing building and or do not materially change the external appearance of the building then planning permission **may** not be required. The external installation of the air collector and heat pump may be permitted development depending on where and how they are installed. Written clarification should be sought from the Development Control team within the Planning Service as each case will be assessed on its merits.

Biomass Boiler

Requirement for planning permission is dependent on a number of factors. If the works are accommodated within an existing building and or do not materially change the external appearance of the building then planning permission **may** not be required. The installation of chimney or flue may be permitted development depending on where and how they are installed. Written clarification should be sought from the Development Control team within the Planning Service as each case will to be assessed on its merits.

Green Roofs

The Council encourages the development of green roofs in the borough and requires that full plans are submitted to the Development Control team within the Planning Service to allow each case to be assessed on its merits.

This guidance note seeks to explain how planning policies in the Replacement Unitary Development Plan are to be implemented. It will be used to help in the determination of planning applications, though of course each application will be considered and determined having regard not only to the UDP and this accompanying guidance but to other material considerations. Each application is unique and policies and guidance cannot cover every proposal.

APPENDICES

Table 1

RDUDP policies which should be considered when preparing a Sustainability Assessment.

RDUDP Policy	Potential consideration in a Sustainability Assessment
7 – Protection of Residential Amenity	Noise and / visual impact of proposed development. Incorporation of sustainable materials into the development
15 – Additional Housing	Developments over 10 units must comply with policy 32a
16 – Affordable Housing	Developments over 10 units must comply with policy 32a
20 – Mixed Use Development	Developments over 1000 square metres must comply with policy 32a
22 – Key Industrial Business Areas	Developments over 1000 square metres must comply with policy 32a
26 – Community Facilities	Developments over 1000 square metres must comply with policy 32a
28 – Hotels and Tourism	Developments over 1000 square metres must comply with policy 32a
32 – Building Scale and Design	Incorporation of sustainable materials into the development
33 – Alterations and Extensions	Incorporation of sustainable materials into the development
36 – Streetscape, Landscape and Public Realm Design	Incorporation of sustainable materials into the development
37 – High Buildings	Developments over 1000 square metres must comply with policy 32a
41 – Listed Buildings	Incorporation of sustainable materials into the development
42 – Conservation Areas	Incorporation of sustainable materials into the development
41a – List of buildings of Local Architectural Interest	Incorporation of sustainable materials into the development
43 – Archaeology – Recording and Analysis of Buildings	Impact on installation of Ground heat source pumps
44 – Metropolitan Open Land	Impact of freestanding installations, visual impact
45 Open Spaces and Sports Facilities	Impact of freestanding installations, visual impact
46 – Protection and Enhancement of the Natural Environment	Impact of installations on biodiversity / nature conservation of the site, visual impact
50a Planning Obligations	Contribution towards off-site renewables energy generation will be sought if they cannot be provided onsite due to technical infeasibility.

Table 2
Technology Feasibility Checklist

Technology	Considerations for efficient installation
Roof mounted wind turbine	<p>Average wind speed should be more than 4.5m/s</p> <p>Area should be free from obstruction so that no turbulence is caused</p> <p>The building must be able to support the load (weight) of the wind turbine. A structural survey will be required to verify this.</p>
Stand alone wind turbine	<p>Should be installed 30 metres from the nearest dwelling houses</p> <p>A visual impact assessment will be required</p> <p>Average wind speed greater than 6 m/s</p> <p>Area free from obstructions that could cause turbulence</p> <p>Sufficient open land (excluding MOL) for the installation</p> <p>The impact of noise and/or flicker on surrounding properties and buildings must be taken into consideration</p>
PV – solar electricity	<p>SE – S – SW roof orientation is the most efficient</p> <p>Area should be free from obstruction so that no shadows are cast on the cell</p> <p>The wall / roof must be able to support the load (weight) of the solar array. A structural survey will be required to verify this.</p> <p>Installations can be made on a flat roof – if the array is installed onto an A frame</p>
PV – solar water	<p>SE – S – SW roof orientation is the most efficient</p> <p>Area should be free from obstruction so that no shadows are cast on the solar array</p> <p>Suitable where there is a year round demand for hot water.</p> <p>Most efficient where the boiler can accept a pre-heated feed</p> <p>Room for hot water storage vessels is required</p>
Biomass	<p>Suitable where there is a year round heat demand.</p> <p>Local fuel supply chain should in existence or easily established.</p> <p>Sufficient space for delivery vehicles and fuel storage required</p> <p>Sufficient space for biomass boiler and auxiliary equipment required</p> <p>The flue must meet Council requirements with respect to design and placement</p>
Ground Source Heat Pumps	<p>Soil needs to be suitable to lay the pipe work</p> <p>Option to use under floor heating</p> <p>Consideration of Is horizontal piping appropriate?</p> <p>Is vertical piping appropriate</p> <p>Competitive electricity tariff to drive the pump</p> <p>Use of under floor heating</p>

Source – Energy Saving Trust

Further useful sources of information

The Council is very committed to ensuring that new development achieves high sustainability standards. If you would like more information about how to address these issues please contact:-

Lambeth Council Contact

Name	Contact Number
Alan Vinall Team Leader – Planning Policy	020 7926 1212
Jon Lissimore Environment Manager	020 7926 3572
Claire Lipop Environment Project Officer	020 7926 3510
Jessica Currie, Sustainable Development Policy Officer	020 7926 6210

There are several organisations that are able to provide assistance and further information – include:-

Organisation	Contact details	What they do
Creative Energy Networks Green Energy Centre	020 8683 6683/ www.cen.org.uk	can provide advice (to both developers and individuals) and support with accessing grants to contribute to the cost of renewable energy and the type of renewable energy that can be used for your development.
Sustainable Energy Action / Renewable Energy in the Urban Environment SEA / RENU	020 7582 9191 www.sustainable-energy.org.uk	work with businesses, schools and the wider community to support the delivery of practical and affordable solutions
Energy Saving Trust	0800 512 012 www.est.org.uk	We encourage energy efficiency and the integration of renewable energy sources into the economic fabric of our society. To achieve this we promote the use of cleaner fuels for transport and better insulation and heating efficiency for buildings and homes and champion small-scale renewable energy, such as solar and wind power.
Low Carbon Buildings	0800 915 0990 www.lowcarbonbuildings.org.uk	Launched on 1 April 2006, phase one of the DTI's low carbon buildings programme will run over three years and replaces the previous DTI Clear

		Skies and Solar PV grant programmes. Open to householders, public, not for profit and commercial organisations the programme will demonstrate how energy efficiency and micro-generation can work hand in hand to create low carbon buildings.
Greater London Authority	020 7983 4000 www.london.gov.uk	The Mayor's Supplementary Planning Guidance provides additional information to support the implementation of the London Plan www.london.gov.uk/mayor/strategies/sds/sustainable_design.jsp

For further information contact:
Lambeth Council Planning Service
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Email : PlanningPolicy@lambeth.gov.uk
Web : www.lambeth.gov.uk/Planning

Spanish

Si desea esta información en otro idioma,
rogamos nos llame al **020 7926 1180**

Portuguese

Se desejar esta informação noutra idioma
é favor telefonar para **020 7926 1180**

French

Si vous souhaitez ces informations dans une
autre langue veuillez nous contacter au **020 7926 1180**

If you would like this information in large print, Braille, audio tape or another
language, please contact us on **020 7926 1180**

Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন
হলে অনুগ্রহ করে ফোন করুন **020 7926 1180**

Twi

Se woƆe saa nkaeboy yi wo kasa foforo
mu a fre **020 7926 1180**

Yoruba

Tí ẹ ba fẹ imoràn yíí, ní èdè Òmíràn, ẹjọ,
ẹ kàn wà l'ágogo **020 7926 1180**