

Committee(s)	Dated:
Planning and Transportation Committee	07 June 2022
Subject: Planning Advice Note: Whole Lifecycle Carbon Optioneering	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	1, 5, 7, 10, 11, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£0
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain’s Department?	n/a
Report of: Juliemma McLoughlin, Executive Director, Environment	For Decision
Report author: Kerstin Kane, Environment Department	

Summary

This report presents a first draft of a guidance note advising developers on carrying out whole life-cycle carbon options appraisals, including their scope and methodology, to assist pre-application procedures for major applications in ensuring that development proposals are pursued that minimise operational and embodied carbon emissions. The production of further guidance aligns with the City of London Climate Action Strategy to ensure that development in the Square Mile is on track to net-zero by 2040.

Recommendation(s)

Members are asked to:

- Approve the draft Planning Advice Note “Whole Lifecycle Carbon Optioneering” for public consultation.

Main Report

Background

1. The City Corporation’s Climate Action Strategy seeks to achieve net zero carbon across all activity in the City of London by 2040. Buildings are the largest contributor to Square Mile direct emissions, and it is therefore critical that new development meets net zero carbon targets if the wider ambition of a

net zero City is to be achieved. One of the key actions for the Square Mile in the Climate Action Strategy is the production of supplementary planning guidance which addresses carbon reduction, energy efficiency performance of new development, climate resilience and wider sustainability objectives around greening and biodiversity. The production of a Planning Advice Note will be a first step in the production of this wider guidance. The Planning Advice Note will provide further clarity for the development industry and build consensus in support of a City specific path to net zero whole life-cycle carbon emissions for development in the City of London.

2. The City Corporation appointed Hilson Moran to provide expert advice on the development of the Planning Advice Note.

Draft Planning Advice Note

3. The draft Planning Advice Note sets out the expectation that developers should assess the whole life-cycle carbon emission impacts of potential development options at an early stage before their designs are finalised. Using these guidelines, appointing experienced consultants, having a dialogue with officers of the City of London Corporation and commissioning early stage studies to assess these impacts will help maximise the reduction of carbon emissions resulting from development.
4. This Planning Advice Note sets out the variety of ways by which carbon is estimated in the current planning process and analyses city-specific types of development that should be advised to carry out such an options appraisal.
5. The Planning Advice Note provides a method to enable consistent reporting of whole life-cycle carbon emissions for a range of typical development options for different degrees of major interventions in the commercial built environment. The methodology establishes the minimum data required for the options appraisal and the level of transparency to be disclosed to the City Corporation. The proposed methodology is based on the GLA's adopted guidance on Whole Life-Cycle Carbon Assessments (2022) and can be adapted to future updates of the GLA's guidance. The comparative appraisal would be compatible with any emerging standards.
6. A "dashboard" for easily absorbable, visual and quantified information about whole life-cycle carbon emissions of development is proposed to enable an informed discussion of options between applicants and the City Corporation and result in consistent reporting to inform Member decisions.
7. The Planning Advice Note aims to contribute to evidence gathering about achieving net-zero carbon development, both in the City of London and generally to feed into evolving standards and performance targets for net zero carbon development (such as the UK Net Zero Carbon Buildings Standard currently in development by leading industry organisations).

Public Consultation

8. Subject to approval by the Planning and Transportation Committee, the Planning Advice Note attached at Appendix 1 will be published for public consultation for a period of 6 weeks and in accordance with the adopted Statement of Community Involvement. Any comments arising from the consultation will be brought back to this Committee in the autumn, along with any recommended changes, for the formal approval of the Committee and adoption of the Planning Advice Note.
9. While not having the same weight as policies in the statutory development plan, the Planning Advice Note will nevertheless be a material consideration in the determination of planning applications.
10. The Planning Advice Note will be incorporated into the formal Sustainability Supplementary Planning Document, a draft of which will be brought back to this Committee later in the year.

Corporate & Strategic Implications

11. **Strategic implications-** This Guidance Note will support the delivery of the following outcomes in the Corporate Plan:
 - Outcome 1: People are safe and feel safe
 - Outcome 5: Businesses are trusted and socially and environmentally responsible
 - Outcome 7: We are a global hub for innovation in financial and professional services, commerce and culture
 - Outcome 10: We inspire enterprise, excellence, creativity and collaboration
 - Outcome 11: We have clean air, land and water and a thriving and sustainable natural environment
 - Outcome 12: Our spaces are secure, resilient and well-maintained.
12. **Financial implications-** There are no financial implications arising from this report.
13. **Resource implication-** Delivery of the Planning Advice Note will be through existing Environment Department staff resources.
14. **Equalities implications-** This report provides technical guidance for developers on how information should be presented through the planning application process and will be subject to further assessment and consultation which may result in changes to the advice presented. It is therefore proposed that an equalities screening assessment be undertaken following consultation and prior to consideration of the final Advice Note by this Committee.
15. **Climate implications-** Delivery of the Planning Advice Note will contribute towards meeting the objectives of the Climate Action Strategy.
16. **Legal implications -** There are no legal implications arising from this report.

17. **Risk implications** - There are no additional new risks arising from this report.

18. **Security implications** - There are no security implications arising from this report.

Conclusion

19. This report presents the draft Whole Lifecycle Carbon Optioneering Planning Advice Note and seeks the Committee's approval to consult on this draft. Following consultation, the Planning Advice Note will be brought back to the Planning and Transportation Committee for approval, following which the Planning Advice Note will be published and will become a material consideration in the determination of planning applications.

Appendices

- Appendix 1- Whole Lifecycle Carbon Optioneering Planning Advice Note

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