

## Handout: Developing Energy Statements

Energy statements are often developed to demonstrate how a scheme meets Code for Sustainable Homes, BREEAM policy requirements, and where LPAs have a specific renewable or carbon requirement for development (such as 10% on site renewable).

An Energy Statement could include:

- **Policy Review:** Provide a brief review of the key policy issues for the proposed development specific to that local planning authority area setting out relevant energy and CO<sub>2</sub> specific targets.
- **Development Profile:** Provide a profile of the proposed development and its phasing.
- **Analysis of Energy Demand and Consumption:** Provide analysis of the estimated total energy (heat and electricity) consumption for the proposed development and set out the renewable energy requirement of any policy target set. When estimating energy consumption a statement should:
  - Provide energy consumption figures (electricity and heat) in kWh/m<sup>2</sup> per annum for different building types.
  - Clearly set out the assumptions used to calculate the amount of energy consumed for heating and electricity by different space types.
  - Where possible ensure that energy calculations use performance indicators from a variety of sources. Benchmarking should use data from sources such as DECC, Chartered Institute of Building Services Engineers (CIBSE) and Building Services Research and Information Association (BSRIA) guidelines.
  - Present separate consumption figures in terms of total electricity and heat requirements per annum and a combined total.
- **Present Energy Options:** The statement should set out the energy options i.e. building fabric and renewable energy options, including potential for distribution around the proposed development. Each option should provide details on the amount of infrastructure needed to meet the relevant energy / CO<sub>2</sub> target (e.g. for district heating this would mean details such as the size of the energy centre and concept designs for the pipeline networks). It should also provide an assessment of the suitability of the energy option(s) in terms of financial viability and also physical compatibility for the development.
- **Next Steps:** The statement should provide guidance on how (if any) energy infrastructure will be delivered as part of the development, for example:
  - In an outline planning application the statement could present the steps needed to be considered at the detailed planning application stage such as more detailed energy assessment of building types at the detailed design stage.
  - If it is a detailed planning application evidence to inform planning conditions and S106 agreements.

A useful website on energy statement development is enplanner - <http://enplanner.com/home-authorities> There is a charge to use this website, but some Local Planning Authorities have an account, so it is worth checking.