

ENERGY STRATEGIES

FOR NEW DEVELOPMENTS



bre

PLANNING AND POLICY



Planning regulations are placing an ever-increasing emphasis on the importance of conserving energy and reducing carbon emissions.

At national level, the introduction of the Code for Sustainable Homes has put a fresh focus on the sustainability of new developments.

At a regional level, spatial development strategies, such as the London Plan, are encouraging developments to minimise energy demand and supply the remaining requirements efficiently.

Similarly, local plans typically require a certain contribution from on-site renewable energy.

These policy requirements often generate the need for an energy strategy to explain how the concept of sustainable energy has been applied to a particular development.

The energy strategy is usually supplied as a supporting document to the planning application.

DEVELOPING AN ENERGY STRATEGY

In preparing an energy strategy, it is essential to consider the particular characteristics of a development as many factors can influence the end solution that is adopted.

Every BRE energy strategy is designed to:

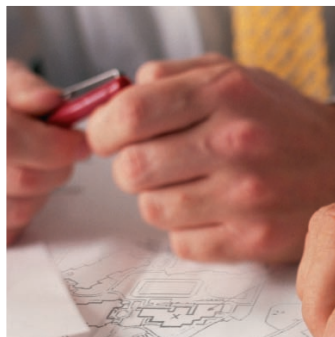
- Minimise the demand for energy
- Supply the remaining energy requirements efficiently
- Use renewable energy.



The wide range of influencing factors means that solutions need to be tailored to the particular characteristics of the proposed development.

For example, district heating (and power) networks often offer fuel and technology flexibility for high density developments, whereas low density developments are usually more suited to individual building integrated renewables.





THE BRE APPROACH

BRE's Energy Strategy Team work on behalf of developers to produce a complete Energy Strategy document and assessment.

Our experts have an in-depth understanding of policy requirements and the need to liaise closely with local stakeholders to achieve a smoother path through the planning process.

IN EVERY BRE ENERGY STRATEGY, WE:

- Highlight the precise policy requirements of the particular local authority
- Assess baseline energy use and associated CO₂ emissions using SAP and SBEM
- Identify a range of solutions, with indicative costs, that meet the policy requirement
- Propose a recommended solution to be adopted for the development.



For illustrative purposes only


This coupled with our breadth and depth of knowledge on how energy efficiency, district heating, CHP and renewables are applied to the built environment means that we bring a unique strategic perspective to each individual project.



*Image courtesy of
Fairview New Homes Ltd.*

For a smoother path through the planning process:

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