

Guidance on Producing an Energy Statement

Policy DM4 of the Development Management Policies LDD sets out that development must produce at least 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply.

To prove compliance with the policy, the developer is required to submit an Energy Statement. The statement shall include the following details as a minimum:

1. The development's predicted energy demand in kWh/year. This figure should be based on SAP or SBEM calculations and separated by fuel type (this is the DER or BER value)
2. The total carbon dioxide (CO₂) emissions resulting from the above energy demand (kgCO₂/year).
3. Proposals to reduce the energy demand. Specifications of any decentralised energy source and/or low or renewable energy systems proposed for the development shall be included.
4. The reduction in carbon dioxide emissions resulting from the above measures.

The Energy Statement should be presented in a way that is easy to read and understand. It should clearly state that the proposals meet the policy criteria and it should also be clear where data has been obtained from. It is preferable if this statement is produced by an accredited Energy Assessor.

Abbreviations used:

SAP = Standard Assessment Procedure (Calculation procedure used for residential properties to calculate carbon dioxide emissions)

SBEM = The Simplified Building Energy Model, the equivalent to SAP but for non-residential properties