

Strategic Planning

London Borough of Bexley
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Date

2 February 2021

lorraine.king@bexley.gov.uk

The person dealing with this matter is: Lorraine King

Mr James MacDonald

Dear Mr MacDonald

Thank you for your request for information received on 25 January 2021 concerning:

Under EIR 2004 regulations, I would like to request information regarding the council's implementation of London Plan policy 5.9 (on overheating risk) in planning decisions, particularly in major residential developments.

Specifically:

1. What is the council's approach to implementing policy 5.9, and has the council developed additional local policies in this area?
2. At the pre-application stage, what advice is provided to developers to help them address policy 5.9? For example, are developers made aware of GLA guidance on energy assessments and the 'Early Stage Overheating Risk Tool' in Appendix I?
3. Are developers expected to carry out dynamic overheating modelling as recommended in the GLA guidance?
4. How does the council monitor the success of these policies in reducing overheating issues in new build properties?

If any of these information requests are unclear, I am happy to revise my request with your advice as required under the regulations. I would like all information to be provided in an electronic format where possible. .

This request is being handled under the Environmental Information Regulations 2004.

I can confirm that the information requested is held by the London Borough of Bexley. I have detailed below the information that is being released to you.

1. What is the council's approach to implementing policy 5.9, and has the council developed additional local policies in this area?

The Bexley Core Strategy 2012 requires that all development should contribute to the delivery of sustainable development by planning for, adapting to, and mitigating the impacts of climate change. The Council expects major development proposals to address the requirements of London Plan Policy 5.9.

2. At the pre-application stage, what advice is provided to developers to help them address policy 5.9? For example, are developers made aware of GLA guidance on energy assessments and the 'Early Stage Overheating Risk Tool' in Appendix I?

At pre-application stage, developers are directed to follow the GLA guidance on preparing energy assessments.

3. Are developers expected to carry out dynamic overheating modelling as recommended in the GLA guidance?

Developers are expected to follow the GLA guidance on preparing energy assessments, including guidance on dynamic overheating modelling

4. How does the council monitor the success of these policies in reducing overheating issues in new build properties?

Reporting requirements can be secured by condition or legal agreement as part of planning approval.

If you have any questions, please contact me
on 02030455779 or seb.salom@bexley.gov.uk.

If you are unhappy with the way your request for information has been handled, you can request a review by writing to:

Complaint and Freedom of Information Officer
London Borough of Bexley
Civic Offices
2 Watling Street
Bexleyheath
Kent
DA6 7AT

Or by email to foi@bexley.gov.uk

Yours sincerely

Lorraine King
Complaints and Freedom of Information Officer
Complaints and Freedom of Information Team