

## **Emissions from Developments and Buildings**

### **1. Ensuring that emissions from construction are minimised.**

During construction, developers and contractors should follow the guidance set out in the Control of Dust and Emissions during Construction and Demolition SPG10, carry out an Air Quality and Dust Risk Assessment, submit an Air Quality and Dust Management Plan for the construction phase, implement mitigation measures and carry out site monitoring.

### **2. Ensuring enforcement of Non-Road Mobile Machinery (NRMM) air quality policies.**

During construction, developers and contractors should apply emission limits as per the Control of Dust and Emissions during Construction and Demolition SPG. The GLA will provide clear emission limits, lists of equipment and guidance in order to make this easier to enforce.

### **3. Enforcing CHP and biomass air quality policies.**

Developers should select plant that meets the standards for emissions from Combined Heat and Power and biomass plants, as set out in the Sustainable Design and Construction SPG (Appendix 7). Where boilers are used for heating, ultra-low NOx boilers should be used.

### **4. Enforcing Air Quality Neutral Policies.**

Developers are to design their schemes so that they are at least 'air quality neutral', meeting the minimum emission benchmarks for buildings operation and transport. If the benchmarks are not met after mitigation measures have been implemented, the developer will be required to off-set emissions off site.

In Ealing, along with the rest of London, as these measures are a requirement for developments, they are implemented as routine. It is, however, recognised that it is the enforcement of the policies which is the challenge and it has been suggested that the West London authorities join together to employ someone to enforce, in particular, NRMM policies, but to some extent checking that other policies are adhered to once the development is either being constructed, or built. The feasibility of this approach will be investigated, and taken forward if possible.

### **5. Ensuring adequate, appropriate and well located green space and infrastructure is included in new developments.**

Green space within new developments can provide a way of setting the building back from the kerbside (hence reducing exposure of residents) or provide a barrier between roads and new developments (for example in the case of trees, hedges and green walls). When providing amenity space within new developments, air quality should be considered and these areas should be set back from pollution sources. There is a chapter in the Core Strategy for Ealing on green space. In terms of implementation, there has been more success with larger developments with regard to incorporating green space.

### **6. Ensuring that Smoke Control Areas are fully promoted and enforced.**

A Smoke Control Area is a zone in which you can't emit smoke from a chimney unless you are burning an authorised fuel or using an exempt appliance such as a burner or stove. This is not seen as a major issue in Ealing borough and hence all the Smoke Control Areas will be retained, but will not be proactively promoted and enforced. Regulatory Services continues to provide routine advice on exempt appliances and also responds to smoke and odour nuisance complaints where an exempt appliance is not being operated correctly or that requires maintenance. The dark smoke provisions of the Clean Air Act 1993 are also enforced.

### **7. Promoting and delivering energy efficiency retrofitting projects in workplaces and homes using the GLA RE:NEW and RE:FIT programmes to replace old boilers /top-up lost insulation in combination with other energy conservation measures.**

RE:NEW is the Mayor's award-winning programme to help make London's homes more energy efficient and RE:FIT is a programme for retro-fitting non-domestic public sector buildings. Both are already being implemented on a 2-year programme. Both programmes have delivered substantial carbon and energy savings in London, and this energy reduction will also have positive impacts for NOx emissions.