

The draft consultation version of the template has been updated as follows:

Template tab	Details
Pre-app information	Principle 1 expanded to require further details on pre-construction demolition and options explored for retaining existing buildings/structures.
	Removal of Y/N option next to each WLC reduction principle.
Outline and Detailed planning Stage & Post-construction result	Confirmation of operational modelling process used
	Confirmation relating to proportion of material quantities included relating to cost
	Confirmation of third party mechanisms
	Confirmation that the assessment has or can be submitted to the Built Environment Carbon Database
	Updated assessment summary results to align with new WLC benchmarks
	Addition of selection of most comparable WLC benchmark selection
	Addition of details relating to retention of existing structures and buildings
	Updated note/example text for module B assumptions and end of life scenarios in the 'Material Quantity and End of Life Scenarios' table
	Addition of details relating to refrigerants to 'Material Quantity and End of Life Scenarios' table
	Addition of option in assessment table to report A5 emissions as a single number or A5 emissions not related to a building element category
	Removal of assessment 2
	Colour coding to reflect cells that require inputs and cells which are updated automatically
Post-construction result	Addition of confirmation relating to post-construction evidence submission
	Addition of list of product specific EPDs from products installed in the building

Greater London Authority - Whole Life-Cycle Carbon (WLC) Assessment template

HOW TO USE THIS SPREADSHEET

This template should be used by planning applicants to fulfil the requirements of the Mayor's Whole Life-Cycle Carbon (WLC) Assessment policy set out in London Plan Policy SI 2. Before completing and submitting this spreadsheet to the GLA, applicants should read the Whole Life-Cycle Carbon Assessment guidance:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

Applicants are required to submit a WLC assessment to the GLA at the following three stages: pre-application, outline/detailed planning submission and post-construction. Separate tabs are provided in this spreadsheet for each stage. An outline of the information required at each stage and how to submit it is provided below.

1. Pre-application stage

At pre-application stage, applicants are required to complete the pre-application information tab of this template to confirm various details about the site and to provide details of the WLC principles which are informing the development of the site. This should be submitted to the GLA along with all other pre-application material.

2. Outline/detailed planning submission stage

At this stage, applicants are required to complete the outline or detailed planning stage tab of this template (whichever is relevant) and submit it to the GLA along with their planning application. This stage of the process requires a baseline WLC assessment against each life-cycle module to be undertaken.

3. Post-construction stage

At the final stage of the WLC assessment process, applicants should complete the post-construction result tab of this template and submit it to the GLA prior to occupation of the development. This will require an update of the information provided at planning submission stage and for the actual WLC carbon emission figures to be reported using actual material quantities and site emissions during construction. Information should be submitted to:

ZeroCarbonPlanning@london.gov.uk

QUERIES

Any queries or feedback on this template should be submitted to:

ZeroCarbonPlanning@london.gov.uk

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2023-2024

Available benchmarks
Offices
Residential
Schools, Universities etc.
Retail

WLC benchmark	A1-A5	B-C (excl B6 & B7)	A-C (excl B6 & B7)
Offices	<950	<450	<1400
Residential	<850	<350	<1200
Schools, Universities etc.	<750	<250	<1000
Retail	<850	<200	<1050

Aspirational WLC benchmark	A1-A5	B-C (excl B6 & B7)	A-C (excl B6 & B7)
Offices	<600	<370	<970
Residential	<500	<300	<800
Schools, Universities etc.	<500	<175	<675
Retail	<550	<140	<690