Climate Change, Energy and Sustainable Development Questionnaire

When should this questionnaire be used?

This questionnaire is for minor developments (developments from one to nine residential units and one to 1000 square meters of non-residential floor space) and householder developments.

Developments of a scale above these thresholds (major developments) should not use the questionnaire, but should instead submit a Sustainability Statement and an Energy Statement. See policy 'D2: Climate change, sustainable design construction and energy' (policy D2) and the 'Climate Change, Sustainable Design, Construction and Energy SPD' (the 'SPD') for more information. The SPD is available on the Council's website.

What is the purpose of this questionnaire?

Policy D2 requires non-major developments to submit "adequate information" about how the development complies with the energy requirements of policy D2 and "information proportionate to the size of the development" regarding other matters of sustainability. These requirements for information will be deemed to have been met if a correctly completed questionnaire is submitted.

The questions in the questionnaire are based on requirements set out in Local Plan policies and you should refer to these to make full use of the questionnaire. The Climate Change, Sustainable Design, Construction and Energy SPD sets out guidance on the matters covered within the questionnaire.

The questionnaire is not an exhaustive list of sustainability matters and additions to the questionnaire are welcome.

The questionnaire is intended to guide development towards sustainable outcomes through compliance with Local Plan policy, from the initial proposal and site layout through to detailed design proposals, the construction process and finally the operation of the completed building. As a result, it is important that the questionnaire is first considered at the outset of planning and at the earliest stage of design. It should be updated as plans evolve.

If planning permission is granted, a condition will be applied requiring work to be carried out in accordance with the information provided in the questionnaire. It is important that the questionnaire is completed in good faith and any works identified within it are deliverable.

Applicant's name:	Mr Andre Stockbridge
Agent's name:	Mr Matthew Utting, BSc (Hons), DipTP, MRTPI, Director, MatPlan Limited
Site Address:	Broadstone Cottage, Withies Lane, Compton, Guildford, Surrey, GU3 1JD
Application reference (if known):	23/P/01684
Description of proposal: (e.g. total and types of units/floorspace)	Replacement Detached Garage/Workshop Building
Questionnaire prepared by: (name and qualification/job title)	Mr Matthew Utting, BSc (Hons), DipTP, MRTPI, Director, MatPlan Limited
Signature of above:	[redacted]
Energy information prepared by: (name and qualification/job title):	
Signature of above:	

Part 1: Sustainable design, construction and climate change adaptation

1. Efficient use of minerals, use of secondary aggregates, waste minimisation and reuse of material from excavation and demolition (Policy D2 1a &1b). See 'Resources, materials and waste' in the sustainable design and construction guide in section 5 of the SPD.

1.a Will the use of primary minerals be minimised through e.g. the use of renewable materials, recycled and secondary aggregates, and other recycled and reused materials? Please provide details.

Recycled and secondary aggregates will be used where possible, together with new building materials sourced from sustainable suppliers.

1b. Will demolition/excavation material from the proposed works be reused on site? Please provide details of where material will be derived and where it will be used.

Where possible, although it is unlikely that materials from the existing prefabricated workshop building on site will be able to be reused – the building will be demolished and any spoil that cannot be reused will be removed from the site by a licensed contractor.

1c. Will unused mineral waste be sent for reuse or recycling? Please provide details.

N/A

1d. Will non-mineral construction waste (e.g. packaging, timber, plastics) be minimised? Please provide details.

Any waste (whether from construction activities or from packaging for new building materials) will be sorted on site and recycled where possible.

1e. Will locally sourced materials be used? Please provide details.

Where possible.

1f. Will materials be sustainably sourced (e.g. FSC certified timber)? Please provide details.

Where possible.

2. Low energy design: landform, layout, building orientation, massing and landscaping (Policy D2 1c and 2). See 'Site layout, landscaping and urban form' and 'Building design' in the sustainable design and construction guide in section 5 of the SPD.

2a. Will operational energy demand be minimised through low energy design and the use of energy efficient fabric? Please provide details. This information should align with the energy data provided in parts 2a and 2b of this questionnaire.

The replacement garage/workshop building will be constructed to meet Building Regulations thermal efficiency and energy efficiency requirements.

2b. Has the layout of the site, landscaping and orientation of buildings taken account of solar receipts and other environmental factors to reduce the need for mechanical heating and artificial lighting in the development? Please provide details.

The proposal is for a replacement garage/workshop building, not for residential occupation. As such, it will not need to be heated but has been designed with windows in its rear elevation for natural lighting. Internal lighting will be from low energy LED tubes or similar.

2c. Will the internal layout of buildings make best use of solar gain and natural light? Please provide details.

Please refer to the response at 2b above.

2d. Will passive cooling/ventilation measures be incorporated into the scheme? Please provide details.

Please refer to the response at 2b above.

2d. Will the scheme include mechanical cooling (e.g. air conditioning)? If so, explain why passive measures would not be adequate.

N/A

3. Water efficiency (Policy D2 1d). See 'Water efficiency' in the sustainable design and construction guide in section 5 of the SPD.

3a. If the scheme includes new dwellings, will these be designed to the national optional building regulation water efficiency standard of 110 litres per person per day (regulation 36(2b))? The relevant Water Efficiency Calculation (s) (Part G) for the new dwellings should be submitted to the Council prior to occupation.

N/A

3b. For all developments, will water efficiency measures be incorporated into the scheme to reduce the demand for water? Please provide details.

N/A

3c. For all developments, will water harvesting measures be incorporated into the scheme? Please provide details.

Rainwater from the proposed building's roof will be collected in water butts, to be used for garden irrigation.

4. Measures that enable sustainable lifestyles for building occupants (Policy D2 1e). See 'Measures that enable sustainable lifestyles for building occupants' in the sustainable design and construction guide in section 5 of the SPD.

4a. Will measures that enable sustainable lifestyles for building occupants be incorporated into the scheme? Please provide details.

N/A

5. Climate change adaptation (Policy D2 4 and P4). See 'Climate change adaptation' in the sustainable design and construction guide in section 5 of the SPD.

5a. Will the scheme incorporate adaptations for the full range of expected climate impacts including: hotter/drier summers, warmer/wetter winters, more frequent and severe heatwaves and overheating, and more frequent and severe heavy rainfall events and flooding? Please provide details.

N/A

5b. Will the use of soft landscaping and permeable surfaces be maximised (as opposed to hard surfacing)? Please provide details.

The proposal is for a replacement building, occupying the footprint of the existing building it will replace. Accordingly, there will be no increase of hard surfacing on the site and no effect on existing permeable surfaces and soft garden landscaping on site.

5c. Will surface water be managed by Sustainable Drainage Systems (SuDS)? Please provide details.

Please refer to the response at 3c above.

6. Any further information

6a. Please provide information about any other sustainable design, construction and climate change measures that will be incorporated into the scheme.

Part 2a: Energy

7. Combined (Cooling) Heating and Power ((C)CHP) networks (Policy D2 6, 7 and 8).

7a. Will the development fall within the vicinity of a (C)CHP/heat distribution network (of any scale from single building to district heat)? If so, please list the identified networks.

No.

7b. If the development will fall within the vicinity of a (C)CHP/heat distribution network, will the proposed development connect to it or be connection-ready? If not, please set out a clear justification.

N/A

7c. Is the development within a Heat Priority Area? If so, is a (C)CHP or heat distribution network proposed as the primary source of energy for the development? If not, please set out a clear justification.

N/A

7d. If a new (C)CHP or heat distribution network is proposed, is it designed in accordance with the CIBSE Heat Networks Code of Practice? If not, please provide a clear justification.

N/A

8. Low and zero carbon energy

8a. If the scheme includes the provision of low and zero carbon technologies, provide details of the proposed energy systems here including: type of technology, location of installation and predicted energy yield.

N/A

9. New buildings: Carbon reduction calculation

9a. Will the proposed scheme deliver any new buildings (net or gross)?

The proposal is for a replacement garage/workshop building, not for residential occupation.

9b. If the answer to 9a is yes, please complete the following carbon reduction calculation template in part 2b.

N/A

Part 2b: Carbon reduction calculation

For guidance on how to complete this table, see section 'Questionnaire Part 2b: Carbon reduction calculation' in section 6 of the SPD. Add more rows as appropriate.

1. Reference	2. Target Emission Rate (TER)	3. Dwelling Emission Rate (DER) or Building Emission Rate (BER)	4. % carbon reduction from TER
e.g. Plot 1	e.g. 17.2	e.g. 13.4	e.g. 22.09%