

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 Hamish Guest
Agent's name:	Tara Everson
Site Address:	PONDS HOUSE FARM BARN PONDS LANE SHERE GUILDFORD GU5 9JL
Application reference (if known):	
Description of proposal: (e.g. total and types of units/floorspace)	CONSTRUCTION OF A DETACHED DWELLING WITH BASEMENT FOLLOWING DEMOLITION OF BARN IN COMMERCIAL B8 USE; CREATION OF NEW GARDEN; CYCLE SHED; LANDSCAPING WORKS
Questionnaire prepared by: (name and qualification/job title)	Tara Everson BA (hons) DipTP, MRTPI
Signature of above:	
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 'Error! Reference source not found.' 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.

The applicants will investigate the use of recycled materials and will seek to re-use any demolition materials wherever possible

1.b. 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

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

N/R – no mineral waste involved

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

Any package will be recycled

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

Unknown at this time.

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

Unknown at this time

2. Low energy design: landform, layout, building orientation, massing and landscaping (Policy D2 1c and 2). See 'Error! Reference source not found.' and 'Error! Reference source not found.' 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.

SIMON/HAMISH – CAN YOU ADD ANYTHING?

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 scheme layout, landscaping and orientation has been driven by the Green Belt requirement to provide a replacement dwelling across the footprint of the existing building. The building benefits from windows on all sides to maximise light into the dwelling.

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

Yes – The building benefits from windows on all sides to maximise light into the dwelling.

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

Yes – windows SIMON/HAMISH – CAN YOU ADD ANYTHING?

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

No

3. Water efficiency (Policy D2 1d). See ‘Error! Reference source not found.’ 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.

Yes

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

SIMON/HAMISH – CAN YOU ADD ANYTHING?

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

SIMON/HAMISH – CAN YOU ADD ANYTHING?

4. Measures that enable sustainable lifestyles for building occupants (Policy D2 1e). See ‘Error! Reference source not found.’ 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.

Applicant will provide electric vehicle (EV) charging points

A cycle store has been included in the proposal

low energy appliances will be installed where the applicant needs to provide new

there is space on site for an external clothes dryer

5. Climate change adaptation (Policy D2 4 and P4). See ‘Error! Reference source not found.’ 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.

Rooms with a concentration of heat generating appliances (e.g. kitchens) or rooms less frequently occupied (e.g. bathrooms) are located in the cooler part of the dwelling, e.g. the North

Grey water and rainwater recycling will be considered

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

Yes, existing hard standing (permeable) will be re-used/not increased; there will be a net decrease in areas covered by buildings; existing sand school will be removed and laid to permeable grass/left wild

New soft landscaping is proposed

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

Yes, new formal garden and removal of sand school for 'wild' land will deal with rainwater; water butts will be considered by the applicant for the storage and later re-use of rainwater

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.

No

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.

No

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/R

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.

Not yet known. Will be investigated further upon grant of permission

9. New buildings: Carbon reduction calculation

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

Yes

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

Part 2b: Carbon reduction calculation

For guidance on how to complete this table, see section 'Error! Reference source not found.' in section Error! Reference source not found. 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
New dwelling	TBC	TBC	TBC