

Guildford Borough Council

**Climate Change, Sustainable Design, Construction and Energy
Supplementary Planning Document (SPD)**

Draft March 2020

Initial Consultation Statement

March 2020

Prepared in accordance with Regulations 12 of the
Town and Country Planning (Local Development) (England) Regulations 2012

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1. Introduction

- 1.1 We have prepared this initial consultation statement in accordance with Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.
- 1.2 Regulation 12(a) requires that before we adopt a Supplementary Planning Document (SPD), we must prepare a statement setting out:
- the persons whom the authority consulted when preparing the SPD;
 - a summary of the main issues raised by those persons; and
 - how those issues have been addressed in the SPD.
- 1.3 The Climate Change, Sustainable Design, Construction and Energy SPD ('the SPD') provides guidance and clarification for policies within the Local Plan: Strategy and Sites 2015-2034 that deal with matters of climate change adaptation and mitigation, sustainable design and construction, and sustainable energy.

2. Preparing the draft SPD

- 2.1 In preparing the SPD, we involved, and sought views on early drafts from the individuals and groups listed below. The main issues they raised are included in Table 1.
- Guildford Borough Council New Build Development team
 - Guildford Borough Council Energy Supervisor
 - Guildford Borough Council Development Management Team Leaders
 - Guildford Borough Council Major Development team
 - Guildford Borough Council Principal Urban Design Officer
 - Guildford Borough Council Senior Conservation Officer
 - Guildford Borough Council Housing Strategy and Enabling Manager

Table 1 Responses from consultees during the initial drafting of the SPD

Response	Action
Lack of clarity as to when planning applicants should submit energy and sustainability information	Section added setting out the timing of submission for different types of application
Lack of clarity as to the sanctions that would result from failure to submit information	Section added - refusal of permission if adequate information is not provided
Further clarity is needed on what is meant by 'zero carbon'	A definition of zero carbon and description of the steps necessary to achieve it has been added.
Include a link to the local validation list	Link added
Include information on the benefits of smart energy systems	Information added to the Sustainable Design Guide

3. Formal consultation on the draft SPD

- 3.1 We will hold a four-week consultation between 28 February 2020 (midday) and 30 March 2020 (midday). We will advise those stakeholders (comprising organisations, members of the public, businesses and amenity groups) whose email addresses we hold on our [consultation website](#) of the consultation. Additionally, the views of the Place Making and Innovation Executive Advisory Board and Climate Change and Innovation Executive Advisory Board will be sought.
- 3.2 We will publicise the consultation on our website, and will make the consultation document available in the borough's four libraries and in the main Council office at Millmead. These arrangements will be in accordance with our [Community Involvement in Planning](#), June 2013.
- 3.3 Following the consultation, we will consider the comments received and make any necessary amendments before presenting the SPD for formal adoption by the Council's Executive.
- 3.4 On adoption, the SPD will supersede the existing Guildford Sustainable Design and Construction SPD 2011, which we will withdraw in accordance with the relevant Regulations.