



Renewable Energy

Interim Advice Note



ADVICE FOR APPLICANTS AND AGENTS ON HOW TO COMPLY WITH THE REQUIREMENTS OF POLICY SE2 OF THE SURREY STRUCTURE PLAN 2004

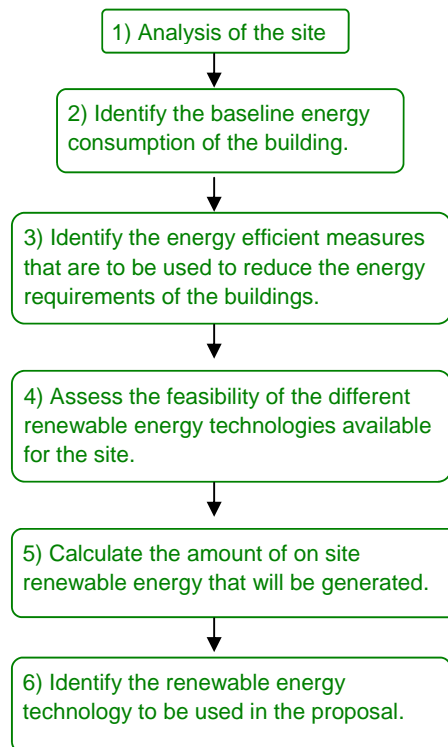
Runnymede Borough Council is committed to helping reduce the causes of climate change by requiring new developments to meet an increasing proportion of their own energy needs, through on-site renewable energy generation and increasing energy efficiency in homes to combat fuel poverty. The Government has advised that new development should be designed so that at least 10% of the energy requirement of commercial and residential development is provided by sources of renewable energy. This is detailed in the supplement to PPS1 (Delivering Sustainable Development), PPS 22 (Renewable Energy) and Policy SE2 of the Surrey Structure Plan.

Applicants will need to comply with the requirements of Policy SE2 of the Structure Plan. Policy SE2 applies to all planning applications received for new dwelling (s) including replacement dwellings and commercial development. Such applications will require submission of an energy statement. Applications received without an energy statement or an incomplete statement will initially be made invalid and not registered. The applicant will be given the opportunity to submit the outstanding energy statement, however if the applicant insists that such an application is registered without a complete energy statement it is likely that it will be refused planning permission on the grounds of not complying with the requirements of Policy SE2 of the Structure Plan or Government Guidance.

An energy statement along with a design and access statement should be the first process in developing high quality development. **An energy statement should not be an after thought to justify a pre-determined solution.**

WHAT DO I NEED TO DO?

Follow steps in flow-diagram below.



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WHAT IS THE DIFFERENCE BETWEEN RENEWABLE ENERGY AND ENERGY EFFICIENCY?

Renewable energy are energy flows derived from natural sources that are continuously at work in our environment and are not depleted by being used. Sources of renewable energy include; solar, wind and wave energy.

Energy efficiency is the efficient use of energy in order to reduce economic costs and environmental impacts. It is the use of less energy/electricity to perform the same function.

1. Site Analysis

This is a factual account using words, drawings, and/or photographs to explain the setting of the site.

The analysis should include, a description of the character and features of the surrounding area, including, water courses building styles, land heights, uses and heights of buildings and their location, wind speeds, orientation etc. This will aid in designing a proposal that has a low energy requirement, e.g. by positioning main rooms facing south optimising the use of natural sunlight. Conducting a site analysis will also help in identifying whether or not certain types of renewable energy would be suitable for the site. You will need to visit the site to do this; it cannot be done wholly as a desktop exercise.

