

Delegated Officer Decision Report in respect of E3341: Sustainable Construction Checklist SPD

Single Member Cabinet Decision (Executive Forward Plan Ref E3341)

Sustainable Construction Checklist Supplementary Planning Document (SPD)

Decision maker/s	Cllr Tim Ball, Cabinet Member for Planning and Licensing
The decision agreed on 26th April	<p>The Cabinet member is asked to agree that:</p> <ol style="list-style-type: none"> 1. The amended draft Sustainable Construction Checklist Supplementary Planning Document (Appendix 1) is issued for statutory consultation under Regulation 12(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012; and 2. The Head of Planning has delegated authority to make any necessary editorial changes, in consultation with the Cabinet Member for Planning and Licensing, prior to consultation on the draft Sustainable Construction Checklist SPD.

The editorial changes to the draft SPD to be made under delegated authority to the Head of Planning in consultation with the Cabinet Member for Planning and Licensing are set out below. The editorial changes have been agreed by Simon De Beer as Head of Planning and Cllr Tim Ball, Cabinet for Planning and Licensing on 5th May 2022.

New text is shown **Bold** and underlined

Page /para	Amendments	Reasons
After paragraph 4.4	<p>Add new paragraphs <u>CIBSE Assessment</u> <u>4.5. Development proposals should follow the recommendations set out in CIBSE’s TM54 Guidance (Evaluating operational energy use at the design stage). As a minimum, energy modelling should be carried out using a detailed steady state tool</u></p>	To provide guidance on a CIBSE TM54 analysis, which provides

such as PHPP. Any applicant wishing to use other software tools should first seek permission from Bath & North East Somerset Council, setting out how their approach is aligned with CIBSE's TM54 Guidance. The required values should be reported in Tables 1.1 and 1.2.

Note: The compliance outputs of SAP or other Building Regulations Compliance tools alone are not suitable for direct use as energy forecasting estimates for any size of building.

4.6. A TM54 analysis provides a more accurate and realistic assessment of a building's energy use in practice, particularly due to the representation of unregulated energy, which usually accounts for around 50% of a building's energy use.

4.7. The predicted energy consumption is to be carried out using the CIBSE TM54 methodology, which refines a Part L calculation to represent the expected occupancy and uses of the building.

4.8. Although unregulated energy loads cannot be perfectly predicted, the TM54 methodology calculates these energy uses based on the building's expected use and occupancy. In doing so, the TM54 modelling approach for the design stage of the building has the requirement that all end uses are accounted for, based on realistic predicted building operations and behaviours.

information on unregulated energy.

Table 1.1

Table 1.1 New build residential properties, policy SCR6							
<ul style="list-style-type: none"> · Full applications or outline/ reserved matters applications for Appearance · To discharge the condition prior to occupation 							
<p>Please tick:</p> <p><input type="checkbox"/> The proposal, and the figures in the table, are for a single building</p> <p><input type="checkbox"/> The proposal is for multiple buildings and the table is for site-wide compliance. Table 1.2 has been completed showing how this has been calculated.</p>							
A	Space Heating (kWh/m2/annum)	Policy requirement 30kWh/m2/annum	<table border="1"> <tr> <td>SAP 10.2 values</td> <td></td> </tr> <tr> <td>CIBSE TM54 values</td> <td></td> </tr> </table>	SAP 10.2 values		CIBSE TM54 values	
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CIBSE TM54 values							

To include additional rows/columns for reporting total energy use and space heating determined from the TM54 analysis.

	B	Total Energy Use (kWh/m2/annum)	Policy requirement 40kWh/m2/annum	SAP 10.2 values (regulated only)																									
				CIBSE TM54 values (regulated and unregulated)																									
	C	On-Site Renewable Energy Generation (kWh/annum)	Policy requirement to match total energy use	According to CIBSE TM54 values																									
Table 1.2	<p>Table 1.2- Proposals for developments with more than one building type</p> <p>Required for developments with more than one type of building where compliance is to be proposed for the whole site, for:</p> <ul style="list-style-type: none"> · Full applications or outline/ reserved matters applications for Appearance · To discharge the condition prior to occupation <p>Representative Buildings: Please note below a representative of each building type e.g. two bedroom/ 3 bedroom dwellings/ commercial/ low rise flat</p> <table border="1"> <thead> <tr> <th rowspan="2">Building</th> <th rowspan="2">Building type represented</th> <th rowspan="2">Number of buildings of this type</th> <th colspan="2">Space Heating (kWh/m2/annum)</th> <th colspan="2">Total Energy Use (kWh/m2/annum)</th> <th rowspan="2">On-site Renewable Energy Generation (kWh/annum)</th> </tr> <tr> <th>SAP 10.2 values</th> <th>CIBSE TM54 values</th> <th>SAP 10.2 values (regulated only)</th> <th>CIBSE TM54 values (regulated and unregulated)</th> <th>According to CIBSE TM54 values</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Building	Building type represented	Number of buildings of this type	Space Heating (kWh/m2/annum)		Total Energy Use (kWh/m2/annum)		On-site Renewable Energy Generation (kWh/annum)	SAP 10.2 values	CIBSE TM54 values	SAP 10.2 values (regulated only)	CIBSE TM54 values (regulated and unregulated)	According to CIBSE TM54 values										To include additional rows/columns for reporting total energy use and space heating determined from the TM54 analysis.
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After para 4.10	<p>4.11. Energy modelling for this development type is required to be completed using the CIBSE TM54 methodology to provide values for space heating and total energy use (regulated and unregulated). Please see page 10 for supplementary information. Tables 2.1 and 2.2 are the relevant tables to be completed.</p>									To provide guidance on a CIBSE TM54 analysis, which provides information on unregulated energy.														
Table 2.1	<p>Table 2.1- Major new build residential properties, policy SCR6</p> <ul style="list-style-type: none"> · Full applications or outline/ reserved matters applications for Appearance · To discharge the condition prior to occupation <p>Please tick: <input type="checkbox"/> The proposal is for multiple buildings and the table is for site-wide compliance. Table 2.2 has been completed showing how this has been calculated.</p> <table border="1"> <tr> <td rowspan="2">A</td> <td rowspan="2">Space Heating (kWh/m2/annum)</td> <td rowspan="2">Policy requirement 30kWh/m2/annum</td> <td>SAP 10.2 values</td> <td></td> </tr> <tr> <td>CIBSE TM54 values</td> <td></td> </tr> <tr> <td rowspan="2">B</td> <td rowspan="2">Total Energy Use (kWh/m2/annum)</td> <td rowspan="2">Policy requirement 40kWh/m2/annum</td> <td>SAP 10.2 values (regulated only)</td> <td></td> </tr> <tr> <td>CIBSE TM54 values (regulated and unregulated)</td> <td></td> </tr> </table>									A	Space Heating (kWh/m2/annum)	Policy requirement 30kWh/m2/annum	SAP 10.2 values		CIBSE TM54 values		B	Total Energy Use (kWh/m2/annum)	Policy requirement 40kWh/m2/annum	SAP 10.2 values (regulated only)		CIBSE TM54 values (regulated and unregulated)		To include additional rows/columns for reporting total energy use and space heating determined from the TM54 analysis.
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