

Core Strategy Policy SS6 and LD2 Biodiversity & Ecology measures assessment.

In relation to policies SS6, LD2 and LD3 the proposed garage would not have any adverse affect on any nature conservation sites, habitats and important species. The site is not identified as being of any local or national nature conservation significance (SSSI or SAC). This is a small scale residential development within the existing curtilage. The majority of the development can be undertaken under 'Permitted Development' rights. No trees or hedges will be removed. Some shrubs will be removed on the boundary and wherever possible any shrubs removed will be replanted within the existing garden.

Disposal of surface water has already been addressed in the supporting statement submitted with the application.

Climate change measures Core Strategy Policy SS7 and SD1 assessment

Please refer to attached pages.

SS7 + SD1 REF. 231547

Climate Change.

appraisal of all suitable renewable energy technology. Other developments will also be encouraged to consider whether on-site renewable energy opportunities might be available. Alongside this, the council supports the provision of renewable and low carbon technologies within existing developments, subject to such proposals according with other policies of the Core Strategy.

This checklist has been prepared in order for applicants to demonstrate to decision makers that the policies have been complied with, in that sustainability measures have been incorporated in development proposals where possible. It should be submitted by the applicant as supporting evidence of compliance with the climate change mitigation criteria of policy SD1, supporting the objectives of policy SS7. In the event of non-compliance, sufficient justification would need to be provided as to why this is necessary.

In the absence of a completed checklist, weight will be given to the apparent lack of consideration to the incorporation of sustainability measures as recommended in Policy SD1. This may result in the refusal of permission if other material considerations do not outweigh their inclusion.

Guidance for applicants

All applications for all new build development (or at Reserved Matters stage if applicable) will need to submit information in the below table(s).

Some guidance is provided under headings in the tables as to what details are sought. If necessary, the written sections may refer to any further supporting documentation and/or drawings submitted with the application. Some measures may be not be viable or appropriate to incorporate on smaller scale proposals. However, where this is the case, it will need to be made clear in the reasoned justification.

Energy efficiency	
Please demonstrate how the proposal has been designed to achieve energy efficiency:	
<ul style="list-style-type: none"> For all of those ticked, please provide further details of these in the relevant box below. This can refer to supporting documentation if necessary. Where measures are not ticked (ie. not incorporated), please provide a reasoned explanation as to why they have not been in the relevant box below. This can refer to supporting documentation if necessary. 	
	<i>Please tick where incorporated</i>
Building orientation/Thermal massing (maximising solar gain)	<input checked="" type="checkbox"/>
Thermally efficient materials	<input checked="" type="checkbox"/>
Energy efficient heating systems	<input type="checkbox"/>
Heat recovery systems	<input type="checkbox"/>
Other(s), Please detail these below	<input type="checkbox"/>

Further details of all incorporated measures:

Timber construction and timber cladding. The building is orientated to allow for solar panels to be put on south west facing roof slope.

*Reasoned explanation for all measures **not** incorporated:*

This is a detached garage and not a large scale development. It is only the height that makes it require planning permission as it would otherwise be 'Permitted Development' and not subject to any policy considerations. It is not intended to be used for habitable accommodation and so does not require any heating or insulation.

Renewable and low carbon energy

Please demonstrate how opportunities for on-site renewable energy generation have been considered and addressed in the design of the scheme:

- For all of those ticked, please provide further details of these in the relevant box below. This can refer to supporting documentation if necessary.
- Where measures are not ticked (ie. not incorporated), please provide a reasoned explanation as to why they have not been in the relevant box below. This can refer to supporting documentation if necessary.

Please tick where incorporated

Solar (eg. photovoltaic or solar thermal panels)	<input type="checkbox"/>
Wind	<input type="checkbox"/>
Hydro	<input type="checkbox"/>
Geothermal	<input type="checkbox"/>
Biomass	<input type="checkbox"/>
Air source heat pumps	<input type="checkbox"/>
Ground source heat pumps	<input type="checkbox"/>
Water source heat pumps	<input type="checkbox"/>
Battery storage	<input type="checkbox"/>
Use of hybrid systems	<input type="checkbox"/>
Use of heat networks	<input type="checkbox"/>

Other(s) Please detail these below



Further details of all incorporated measures:

The building is orientated so that solar panels could be added to the south west facing roof slope.

Reasoned explanation for all measures not incorporated:

This is a garage for storage of cars tools and garden equipment and is not intended to be used for habitable accommodation. It is therefore not necessary to include any of the measures outlined above as this would impose an unreasonable cost on the applicant.

Enabling sustainable living

Please demonstrate how the design has enabled low-carbon ways of living and/or working by its future occupants where possible:

- For all of those ticked, please provide further details of these in the relevant box below. This can refer to supporting documentation if necessary.
- Where measures are not ticked (ie. not incorporated), please provide a reasoned explanation as to why they have not been in the relevant box below. This can refer to supporting documentation if necessary.

Please tick where incorporated

Provision for recycling / waste storage/composting



Provision for bicycle parking / storage



Travel plan



Electric vehicle charging points



Other(s) Please detail these below



Further details of all incorporated measures:

Reasoned explanation for all measures not incorporated:

The garage will provide additional storage for cars and bicycles

Core Strategy Policy SS6 and LD2- Biodiversity & Ecology measures compliance checklist

Background

The Environment Bill 2019-20 was announced in the Queen's Speech in December 2019. Its primary aim is to secure environmental protection through domestic legislation, following the UK's departure from the current legislation deriving from the European Commission. Part 6 of the Bill provides for the creation of a measurable 10% "Biodiversity Net Gain" from new development through the planning system.

Biodiversity can be defined as the variety of sites, habitats and species within a specified locality and is influenced by factors such as geology, topography and climate. These make an important contribution to local distinctiveness, and Herefordshire benefits from a diverse range.

The Herefordshire Local Plan Core Strategy forms the adopted statutory development plan for the county. It is due to undergo review, in which planning policies regarding the retention and protection of biodiversity assets are likely to be updated. However, the processes of review and revisions to the Core Strategy are likely to take a number of years. Therefore, it is imperative that in the interim, the Local Planning Authority undertakes a thorough audit to ensure that development proposals are complying fully with the requirements of the existing adopted policies.

The policies of direct relevance comprise SS6, LD2 and LD3:

Policy SS6 sets out the overarching objective of the Core Strategy for development to protect and enhance the environmental quality of Herefordshire, of which biodiversity assets form a key element.

Policy LD2 sets out how this will be achieved in greater detail:

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. *retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows:*
 - a) *Development that is likely to harm sites and species of European Importance will not be permitted;*
 - b) *Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation on considerations;*
 - c) *Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the*

Guidance for applicants

All new applications for development (including revised applications or those at Reserved Matters stage) which affect nature conservation sites, habitats and important species will need to complete the below table, to demonstrate that the relevant ecological information has been submitted as part of the application.

Where any of these criteria apply, the following will need to be provided;

1. Ecology evidence

- a. **An ecological survey and assessment report** by a suitably qualified ecologist. This will need to include a preliminary ecological appraisal (PEA) and/ or preliminary roost appraisal (PRA) where bats may be affected, together with further survey, impact assessment and details of ecology protection, avoidance or mitigation measures where appropriate (*Refer to guidance below**). **Or, if you believe that this is not required;**
- b. **A summary statement** describing why no ecology survey and assessment is needed together with photographs and/ or other evidence clearly showing that there is no likely ecological impact.

And;

2. Biodiversity enhancement details

All developments, particularly where there is a potential impact to ecology, are required to conserve, restore and enhance the biodiversity assets of Herefordshire. This could include the provision of bird or bat boxes, habitats for hedgehogs or insects, or other enhancements such as those recommended by an ecologist as part of a survey report. The specific details should be shown on proposed plans. This can be provided as a condition to an approval.

Ecological checklist - please complete

Please indicate whether the proposal or site has or is likely to affect any of the following and which information you are providing with the application:

Ecological feature	Ecology survey & assessment report	Summary statement of no likely impact	Biodiversity enhancement details
Development within, adjacent to or likely to affect a designated site (SAC*, SSSI*, Local Wildlife Site or nature reserve)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof or building being demolished / replaced / altered, or loft being converted	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conversion / demolition / alteration of agricultural building, outbuilding or industrial building or of bridge, tunnel or other underground structures or wind turbine installed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development, alteration or removal of unoccupied /	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

previously undeveloped land including woodland, mature trees, hedgerow, scrub, grassland, gardens, orchards, allotments, railway or brownfield sites			
Development within 20m of a watercourse or within 500m of a pond or ditch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Protected species or priority habitat known to occur on or adjacent to site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SAC - Special Area of Conservation – a Habitats Regulations Assessment (HRA) is likely to be required, see guidance below, *SSSI – Site of Special Scientific Interest*

For further information on local designated sites, protected species and habitats and ecological survey requirements and guidance refer to;

- Herefordshire Council's advice and local requirements, including HRA;

<https://www.herefordshire.gov.uk/info/200177/conservation/224/ecology/4>

https://www.herefordshire.gov.uk/download/downloads/id/20561/habitats_regulations_assessment_hra_guidance_note.pdf

https://www.herefordshire.gov.uk/info/200142/planning_services/66/about_planning_services/12

- Natural England guidance on ecology requirements relating to planning applications;

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

- Guidance from CIEEM (Chartered Institute for Ecology and Environmental Management) on working with an ecologist and the types of survey that may be required;

<https://cieem.net/i-need/>

https://cieem.net/i-am/resources-landing/resources-hub/?filter_resource_type=75