

BIODIVERSITY SURVEY AND REPORT

21 HUBBARD CLOSE, TWYFORD RG10 0XU

Local Plan Part 1: Strategic Policies and Sites

The Natural Environment

Biodiversity and Geological Conservation policy states that:

- Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features.
- Ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated.

Following policies and approach are relevant to determine the framework:

Policies NE1, NE2, and NE3 in Local Plan Part 1 set out the strategic approach to the protection of the natural environment. Policies RE1, RE2, RE3, TD1, and HA1 set out the strategic policies for the protection of landscapes, townscape and heritage assets. The Spatial Strategy set out in policy SP2 in Local Plan Part 1 also seeks to direct development in the Borough away from environmentally sensitive areas, while Policies ST1, CC1, CC2, CC3 and CC4 seek to ensure development is located and designed to support sustainable development and to address climate issues, flood risk and pollution.

Design and Landscape

By way of clarification, the key matter in considering the Householder Planning Application was that the siting would not materially harm the longevity of the statutorily protected landscape. As our proposal is related to loft conversion, no trees will affect the course of construction. In doing so, the essential verdant character will be retained.

Other Material Planning Considerations

The Framework and related generic local policies also refer to other material considerations. In this case, they are considered to be:

- Flood matters
- Residential amenity
- Biodiversity enhancement
- Sustainable construction

The site is located in flood zone 1, an area with low probability of flooding and is not subject of any contamination. In respect of residential amenity, as the extension is on roof of existing property so the space on ground will remain untouched.

In respect of biodiversity, no changes are made on ground floor so this would not be detrimental to habitat. There is scope to enhance biodiversity as part of the CfSH, the development can be constructed in a sustainable manner and much of this is part and parcel of the Building Regulations requirements.

Summary:

By way of summary, the following matters are set out:

- The design approach and siting in relation to surrounding views and related impacts on trees is not affected.
- All development management matters such as access, car parking, and as well proper provision for waste disposal have been taken into account.
- On appraisal, it is established the extension can be constructed in a sustainable manner and that compliance with prevailing Building Regulations will secure this, along with recycling requirements and the CfSH.
- No undue harm would result to the protected landscape or any ecological interests or habitats.
- On appraisal it is established that there would be no material harm to residential amenity as a result of the proposed conversion.

Conclusion

In light of the foregoing, the application should be granted planning permission.