

- 4 MAR 2011

~~2011/0413~~

LAND & GARAGES ADJACENT TO 37-48 LAMBS CLOSE, CUFFLEY

Sustainability Questionnaire

Application reference S6/2011/0413/FP Lambs Close

Proposed development

(A) SITING AND LAND USE - How will the development satisfy the following criteria.

1. Use previously developed land as opposed to a green field site. (A,B,D,E)

The site is not green field and is derelict, it is a perfect use of previously developed and currently unused land

2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment. (A,B,D,E,)

The site is not designated for nature conservation or of historic value.

3. Make use of any derelict, under-used, or vacant land or buildings. (A,B,D,E)

The development would be making use of derelict, unused buildings on a derelict unused site

4. Encourage a maximum lifespan for the development with the use of durable construction unless there are extenuating circumstances requiring more flexibility. (A,B,D)

The construction methods used lend themselves to maximum lifespan for the proposed development.

5. Avoid areas of high quality agricultural land and floodplains. (A,B,D,E)

The proposed development is not in an area of agricultural land and not a flood plain.

5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan. (A,B,D,E)

The proposed development is not in an area identified in the Adopted Minerals Local Plan.

(B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

How will the development satisfy the following criteria?

Minimisation of Pollution

1. Minimize noise, e.g. building design, use of quieter technology, operating hours and traffic reduction. (A,B,D,E,F)

The proposed development uses optimal building designs to minimise noise and pollution

2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. (A,B,D,E,F)

The lighting scheme and design make maximum use of design to avoid light pollution

3. Minimize odours from buildings and plant. (A,B,D,E)

The only possible odours from the proposed development are dealt with in full accordance with building regulation. The proposed development is small with 2 houses and domestic.

MANAGEMENT OF WATER RESOURCES

4. Use local sources for the water supply and disposal of waste if possible.(A,B,E)

The proposed development uses local sources for the water supply and disposal of waste.

5. Prevent pollution of ground and surface water and enhance water quality where possible e.g. renew sewers, waterway maintenance, reed beds for waste water treatment. (A,B,D,E)

The proposed development is 'green' in that water is recycled where possible using water butts and soakaways other local sewers are used for other waste.

6. Protect the hydrology of the site and the surrounding areas e.g. use permeable surfaces for car parks, provide swells, and open water areas, minimize road length, avoid water run-off into water courses. (A,B,D,E)

The proposed parking area is mainly permeable and uses soak aways for all areas. Rain water is passed to soak away in all instances. Rain water butts are used for garden and car washing.

7. Minimize water consumption through the use of water efficient fixtures and fittings, reed bed systems, ponds, rainwater storage and recovery and grey water re-use. (A,B,C,D,E)

Water consumption is minimised through design and using water efficient taps, smaller bath sizes, showers and rain water butts.

ENERGY EFFICIENCY

8. Maximize passive solar gain by considering the citing and microclimate of the individual buildings e.g. making best use of the sun, avoiding overshadowing, size & orientation of windows, use of earth sheltering. (A,B,C)

The design has maximised the proposed development for energy subject site conditions and environment.

9. Minimize heat loss and maximize energy efficiency through building design e.g. using sources of renewable energy, solar panels, insulation, using lobbies and conservatories as buffer zones, draught proofing, localized temperature controls, weather-breaking planting. (A,B)

The proposed design uses energy efficient condensing boiler for central and water heating, full roof insulation, double glazed windows, individual local temperature controls and weather planning to the front and wall to the boundary.

10. Reduce green house gas emissions through building design, e.g. use of condensing boilers. (A,B,C,D)

The proposed design uses condenser boilers for central and water heating

11. Generate power efficiently from a local source e.g. combined heat and power plant, heat/methane recovery from waste and other forms of renewable energy. (A)

Not applicable

12. Encourage energy efficient modes of transport e.g. cycling walking and buses. (A,B,D)

The site is close to train and bus routes and also local shops and amenities. Bike storage is also provided.

WASTE MANAGEMENT

- 12(a) Follow the Waste Strategy Hierarchy of Minimization, Re-use, recovery, and disposal as a last resort. (A,B,D,E)

The proposed development is for domestic units and has designed in waste management

13. Maximize facilities on site to help with recycling, including home composting. (A,B)

Composting facilities are in the garden for food waste and the bin store has facility for recycling bins

14. Include facilities for separation and storage of different types of waste for collection. (A,B,D)

See 13, the bin store has facility for recycling and compost facilities are in each rear garden

15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors. (A,B)

See 13, the bin store has facility for recycling and compost facilities are in each rear garden – the bin store is immediately adjacent to the site boundary allowing easy contractor collections

HABITATS AND SPECIES

16. Ensure that there will be no overall net loss of biodiversity i.e. the quantity and variety of species. (A,B,D,E)

Not applicable to this site

- 16A Contribute to the priorities and targets set out in the Local BAP

(Biodiversity Action Plan). (A,B,D,E)

The biodiversity of the site has been taken into account in the proposed design

17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites. (A,B,D,E)

The site is not protected and any such issues have been taken into account in the proposed design

18. Conserve protected species where found.(A,B,D,E)

This is covered in the building method statements

19. Make positive provision to nature conservation e.g. nature reserves, naturally shaped watercourses, native planting to encourage wildlife, or other wildlife- friendly landscape features. (A,B,D,E)

This is not applicable to this site

20. Provide for the ongoing management of habitats where applicable (A,D,E)

This is not applicable to this site

21. Ensure that waste products do not harm wildlife. (A,B,D)

Waste on site has been dealt with in other sections of this questionnaire

22. Encourage use of timber from sustainable managed sources. (A,B,D,E,F)

This is covered in the method statement for the proposed build

COMMUNITY PROVISION AND EQUITY

23. Involve the local community in the development of proposals.(A,B)

This has been addressed by keeping the tenants association informed and through the LPA consultation period.

23A Contribute to the provision of education facilities where appropriate.(A)

Not applicable

24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate. (A)

Not applicable

25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand. (A)

Not applicable

26. Improve leisure and recreational facilities e.g. recreation grounds, playing fields, children's play areas. (A)

Not applicable

27. Make positive provision for open spaces e.g. provide parks, village greens, and committed sums for future maintenance. (A)

Not applicable

28. Improve and maintain access to existing open space. (A,B)

Not applicable to this site

29. Improve community, cultural and social facilities e.g. community centre's, public art. (A)

Not applicable to this development

ACCESSIBILITY

30. Improve or enable convenient access to employment centre's, shops, recreation and community facilities and schools. (A,B)

Convenient access exists and this is enhanced in the proposed design

31. Maximize access for the pedestrian/cyclist to & within the development & give priority to footpaths and cycle ways over private transport modes. (A,B,D)

The design has optimal access for cyclists and pedestrians

32. Improve access to buildings for everyone (wheelchair users, people with young children and disabled people). (A,B,D)

The proposed scheme allows for disabled access, children and elderly people

33. Give public transport priority over private transport modes. (A,B)

The proximity of the public system is ideal

34. Improve facilities and conditions for cycling especially safety aspects e.g. secure covered cycle storage, cycle paths, signals and lanes. (A,B,D,E)

There are bike storage area and this has been taken into account

35. Meet the requirements for the preparation and implementation of a Green Transport Plan. (A)

Not applicable

36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighborhoods, park and ride. (A,B,D,E)

The designed parking complies with the minimum standards

CONTRIBUTION TO THE ECONOMY

37. Increase job opportunities for local people e.g. training courses, inward investment, and small business units. (A,B,D)

As far as possible this has been considered

38. Demonstrate how the proposal will add to the generation of income in the local area. (A,B,D)

Two extra households will provide two more consumer families for local business

39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction. (A,B,D)

Recycling has been taken into account

40. Add to diversity of the local economy. (A,B,D)

As far as possible this has been considered

HEALTH AND SAFETY

41. Minimize opportunities for crime through the layout of buildings and spaces e.g. natural surveillance of paths overlooking of paths, appropriate landscaping and mixed uses. (A,B,D)

This development if approved will remove a site that is currently a crime magnet attracting fly tippers and more recently an arson attack. The design and reuse of the site removes this hazard.

42. Segregate vehicles from all other modes of transport wherever possible. (A,B,E)

The bike stores are split from the car parking area

43. Store potentially hazardous materials safely. (A,B,D)

As far as possible this has been considered

C) CONSTRUCTION PERIOD

How will the development satisfy the following criteria?

ENERGY EFFICIENCY

1. Demonstrate how the energy costs of developing the site will be minimized in terms of extraction, manufacture, transport, use and disposal in construction e.g. minimize changes in site levels during construction, avoid use of aluminium. (A)

Not applicable

MINIMIZATION OF POLLUTION

2. Include a site investigation to identify areas of soil contamination and take correct measures for decontamination. (A,B,D,E)

This is part of the construction method statement – previous investigations have proved false

3. Minimize noise levels and light pollution during the building processes e.g. use of quieter technology, restriction of operating hours and traffic reduction. (A,B,D,E)

This is part of the construction method statement

4. Minimize air and dust pollution during construction. (A,B,D,E)

This is part of the construction method statement

5. Prevent pollution of ground and surface water. (A,B,D,E)

This is part of the construction method statement

6. Minimize odours from buildings and plant. (A,B,D,E)

WASTE MANAGEMENT

7. Identify the volumes and type of waste generated during development through construction and occupation and take measures to minimize, reuse and recycle waste. (A,B)

Only part of the existing garages is proposed for demolition. The whole of the rear wall is to be retained, the bricks result from the demolition will be reused for supporting pillars for the wall. The balance of the bricks that are reusable will be recycled whilst broken bricks will go to hardcore.

8. Encourage the use of renewable recycled, recyclable and durable products e.g. building materials, salvage material for re-use/ recycling, use demolition materials for hardcore and aggregate. (A,B,D,E)

See 7 above

8a. Promote the use of local materials first, followed by low embodied energy materials, and finally high embodied energy imported materials (A,B,C,D,E)

No imported materials are proposed for this design. Local materials are used as far as possible.

HABITATS AND SPECIES

9. Ensure the protection of trees, hedgerows and other plants during construction. (A,B,D,E)

A tree survey and proposed method statements are attached to this application

10. Preserve wildlife habitats on site during construction either in situ or by translocation. (A,B,D,E)

There are none identified however any that arise are protected by our method statements

HEALTH AND SAFETY

11. Use clean hazard-free technologies for plant and building operation and maintenance. (A,B,D,E)

This will be contractually covered with the appointed contractor

12. Store potentially hazardous materials safely. (A,B,D,E)

This will be contractually covered with the appointed contractor

13. Avoid unsafe building materials e.g. asbestos, lead paints, organ chlorides.(A,B,D)

This will be contractually covered with the appointed contractor

14. Encourage liaison with the local community as part of a 'Considerate Contractor' approach to the construction phase. (A,B,D,E)

This will be contractually covered with the appointed contractor. The contractors engaged will be part of the considerable contractor scheme

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BIODIVERSITY CHECKLIST

The purpose of the biodiversity checklist is to decide the presence of protected habitats and species within or in close proximity to the application site. All of these protected habitats and species are afforded varying levels of protection under the following pieces of European and Statutory legislation.

The Habitat Regulations (as amended), 1994

The Wildlife & Countryside Act (as amended), 1981

The Conservation of Habitats and Species Regulations 2010

The council has a duty to protect and conserve biodiversity in all of its functions. The biodiversity checklist will identify those important habitats and species that need to be protected and conserved from a series of questions and answers. This will quicken the planning application process by allowing the council to assess whether further information is required and request this information. If the information provided is not adequate, the applicant is advised that the application may not be successful.

Internationally important sites:

- Is the development within 2km of a Special Area for Conservation (SAC)?

~~YES~~ / NO

If yes, written ecological reports will be required, although this may not be necessary where the applicant is able to provide pre-application correspondence from Natural England (NE), which confirms that they are satisfied that the proposed development will not have a detrimental impact on any SAC or SPA site.

Nationally important sites.

- Does the proposed development affect, or is it within 500 metres, of a Site of Special Scientific Interest (SSSI)?

~~YES~~ / NO

If yes, you will need to consider whether the proposed development could result in damage to the wildlife value of the site and you should consult with Natural England to clarify.

It may be necessary to submit supporting information, from Natural England and/or in the form of a written report, showing that the proposal will not impact on the SSSI. You should submit copies of any correspondence with your planning application.

County Wildlife Sites.

- Does the proposed development affect, or is it adjacent to, a county Wildlife Site (WS)?

~~YES~~ / NO

If yes, you will need to consider whether the proposed development could result in damage to the wildlife value of the site. It may be necessary to submit supporting information, in the form of a written report, showing that the proposal will not impact on the WS.

If impacts are identified, it will be necessary to submit written information on how the impacts will be mitigated. Consult with the Hertfordshire Biological Records Centre (HBRC) and submit copies of any correspondence with your planning application.

(HBRC, Environment, Hertfordshire County Council, County Hall, Pegs Lane, Hertford. SG13 8DN. 01992 555220)

Buildings.

Does the proposed development include the demolition, modification, or conversion of buildings and structures of the following types and structures?

- All agricultural buildings (farm houses and barns), particularly of traditional brick or stone with exposed wooden beams. YES / NO
~~Y~~
- Proposals for the demolition or removal of buildings and structures, especially those with roof voids and gable ends or tile/slate roofs, regardless of location. YES / NO
~~Y~~
- All buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water. YES / NO
~~Y~~
- Pre-1960 detached buildings and structures within 200m of woodland and/or water. YES / NO
~~Y~~
- Pre-1914 buildings within 400m of woodland and/or water. YES / NO
~~Y~~
- All Listed Buildings. YES / NO
~~Y~~
- Any works to tunnels, culverts, kilns, ice-houses, chalk mines, and cellars with access to the outside. YES / NO
~~Y~~
- Any works to bridge structures, aqueducts and viaducts, particularly those over water. YES / NO
~~Y~~
- Any proposals for the exterior lighting of churches and Listed Buildings or the floodlighting of green space and ménages, within 50 metres of woodland, rivers, lakes, hedgerows and lines of trees, particularly if they connect with woodland and waterbodies. YES / NO
~~Y~~

Habitats.

- Is the development proposal in a setting with any of the following features: mature woodland, hedgerows, trees, scrub, grassland, rivers, lakes, marshes, ponds and ditches? YES / NO
~~Y~~
- Does the development involve the felling of any trees, particularly mature trees with hollows, cracks, crevices and loose bark? YES / NO
~~Y~~
- Does the development involve the removal of a traditional orchard, scrub, lines of trees, hedgerows and shrubs? YES / NO
~~Y~~
- Does the development affect, or is it within, 100 metres of a river, stream, ditch, canal, lake or pond? YES / NO
~~Y~~
- Does the development affect, or is it within, 100 metres of a quarry, gravel or clay pit? YES / NO
~~Y~~

- Does the development affect, or is it within, 100 metres of allotments or railway land? YES / ~~NO~~
- Does the development affect, or is it adjacent to, an area of rough grassland, scrub or derelict land? YES / ~~NO~~
- Does the development site contain any piles of wood, rubble, woodchip, compost or manure heaps? ~~YES~~ / NO

Site Address: **Land Adjacent to 37 / 48 Lambs Close Cuffley**.....

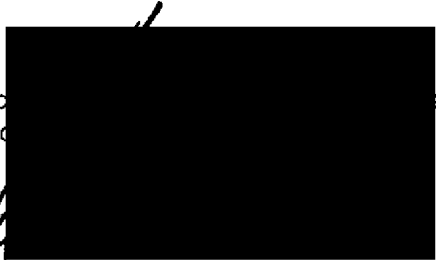
Details of person responsible for completing the checklist.

Name: **Osman Ismail**.....

Relationship to proposal: **Agent**.....
 e.g. applicant, agent, ecological consultant.

Declaration:

Being familiar with the proposed development and the site, and the information supplied is correct to the best of my knowledge and belief.

Signed: .....

Date: **3rd March 2014**.....

Please return it to the Local Planning Authority with your Planning / Estate Management application.