PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Climate Change Report

Full planning permission for the demolition of a shed and the erection of a new build dwelling at: Land On The West Side of 25 Lower Gladstone Street, Heanor, DE75 7PT

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Version	Date	Prepared by
1	01/07/2026	AB

Introduction

This Climate Change Assessment has been prepared in support of the planning application for the demolition of an existing shed and erection of one new dwelling on land to the west side of 25 Lower Gladstone Street, Heanor.

The assessment responds directly to Policy EN1 – Climate Change of the adopted Amber Valley Borough Local Plan 2022–2040. The purpose of this statement is to work through the matters identified in Policy EN1 and explain how they have been addressed by the proposal, or where they are not fully applicable due to the nature and scale of the development.

The proposal is for a single dwelling on a small urban infill site within an established residential area. The scale of development is modest, and some elements of Policy EN1, such as large-scale green infrastructure, natural flood management or extensive on-site renewable energy infrastructure, are not realistically applicable. However, the proposal can still respond positively to the policy through its location, compact design, efficient use of land, construction approach, water efficiency, cycle parking, drainage measures, biodiversity enhancement and future renewable energy readiness.

The applicant is also willing to work constructively with the Council and would accept reasonable and proportionate planning conditions where necessary to secure detailed climate change, sustainability, drainage or biodiversity measures.

Reuse of Existing Buildings and Materials

Policy EN1 requires development to reduce embodied carbon through the reuse of existing buildings and materials on site where possible.

The existing structure on the site is a small shed. It is not suitable for conversion into a dwelling and does not provide a realistic opportunity for residential reuse. On that basis, demolition is necessary to deliver the proposed development.

However, where possible, the construction process will aim to reduce embodied carbon by reusing or recycling demolition materials where suitable, minimising construction waste and avoiding unnecessary importation of materials. The proposal is therefore considered to address this part of Policy EN1 in a proportionate manner, having regard to the limited value and scale of the existing structure.

Sustainable Construction Materials

Policy EN1 requires development to demonstrate the use of sustainably sourced materials in construction.

The proposed dwelling has been designed to relate to the existing adjoining residential property and surrounding street scene. The submitted elevations indicate the use of external materials such as brickwork, render and roof tiles to match the existing character of the area.

The construction will aim to use durable, robust and responsibly sourced materials where reasonably practicable. This is appropriate for a single dwelling and will help ensure that the building is long-lasting, maintainable and visually compatible with its surroundings.

Location, Travel and Sustainable Modes of Transport

Policy EN1 requires development to use design and location to minimise travel distances and incorporate opportunities for sustainable modes of travel, including walking and cycling.

The site is located within the built-up area of Heanor, within an established residential community. It is not an isolated or countryside site. The proposal would make efficient use of a small urban plot and would place future occupiers within reasonable access of local services, facilities and existing pedestrian infrastructure.

The submitted block plan also includes cycle parking provision. This supports sustainable travel choices and provides an alternative to reliance on the private car.

Energy Consumption and the Energy Hierarchy

Policy EN1 requires development to reduce energy consumption through construction, having regard to landform, layout, building orientation, massing and landscaping, and by following the Energy Hierarchy.

The proposal follows the Energy Hierarchy by first seeking to reduce energy demand through the design and construction of the building. The dwelling is compact and attached to the existing built form, which reduces the amount of exposed external walling when compared with a detached dwelling. This can assist thermal performance and reduce heat loss.

At detailed design and Building Regulations stage, the dwelling will be required to comply with relevant energy efficiency standards relating to insulation, glazing, ventilation, heating, hot water and conservation of fuel and power.

The construction will aim to include appropriate insulation, efficient glazing, careful detailing to reduce heat loss, efficient heating and hot water systems, natural ventilation and low-energy lighting where controlled by the developer.

Renewable Energy and Net Zero Readiness

Policy EN1 requires development to generate and use energy from renewable or decentralised energy sources where practical. Where this is not practical at the time of construction, proposals must demonstrate that buildings are “net zero ready” and able to incorporate renewable energy solutions in the future.

The applicant is willing to consider renewable energy measures, including solar photovoltaic panels, subject to detailed design, roof orientation, technical feasibility, cost and Building Regulations requirements.

If renewable technology is not installed at the initial construction stage, the dwelling can still be designed to be net zero ready by ensuring that future installation is not prejudiced. This may include consideration of roof structure, wiring routes and internal service space.

The applicant is open to further discussion with the Council on this point and would accept a reasonable condition requiring details of renewable energy readiness if considered necessary and proportionate.

Trees, Hedges and Carbon Sinks

Policy EN1 requires existing trees and hedges to be retained wherever possible and requires development to protect and, where possible, enhance land that acts as a carbon sink, such as woodland.

The application site is a small urban plot and does not contain woodland or any substantive carbon sink. Existing trees have been considered through the ecological and biodiversity information submitted with the application.

Given the limited size of the plot and the position of the proposed dwelling, tree retention may not be fully achievable. Where trees cannot be retained, replacement planting and biodiversity enhancement can provide a proportionate response. Any replacement planting should use species suitable for a compact urban residential plot and should be capable of long-term establishment without creating future pressure on the dwelling or neighbouring properties.

Green Infrastructure and Nature-Based Measures

Policy EN1 encourages multi-functional green infrastructure, including street trees, hedges and rain gardens where appropriate.

Due to the very small scale of the site, the proposal cannot reasonably deliver large-scale green infrastructure. However, small-scale nature-based measures can still be incorporated. These may include native or wildlife-friendly planting, soft landscaping, bird boxes, bat boxes and pollinator-friendly species where space allows.

These measures would also support biodiversity enhancement and provide localised environmental benefits. The applicant would accept a condition requiring final biodiversity and planting details to be submitted and approved.

Water Management, Drainage and SuDS

Policy EN1 requires water management solutions, adherence to the Drainage Hierarchy, use of Sustainable Drainage Systems where practical, and measures to reduce flood risk to the site and beyond.

The proposal is for a single dwelling on a small urban plot. Surface water management will be addressed through the detailed drainage design to ensure that the development does not increase flood risk elsewhere.

Where practical, the scheme can incorporate small-scale drainage measures such as permeable surfacing, rainwater collection, water butts and soft landscaping. The constrained site area limits the scope for more substantial SuDS features, but proportionate measures can be secured if required.

Water Efficiency

Policy EN1 requires all new dwellings to meet the water efficiency standard of 110 litres per person per day, as set out in Requirement G2, Part G of Schedule 1 and Regulation 36 of the Building Regulations 2010, as amended.

The applicant confirms that the proposed dwelling will be designed to meet this standard.

This can be achieved through water-efficient fittings and appliances, including dual-flush WCs, low-flow taps, low-flow showers and water-efficient sanitaryware. The applicant would accept a planning condition requiring compliance with the 110 litres/person/day standard if considered necessary by the Council.

Overheating and Climate Resilience

Policy EN1 requires measures to avoid overheating through orientation and design.

The proposed dwelling will be designed and constructed to provide a suitable internal living environment and to reduce overheating risk. This can be achieved through efficient glazing, openable windows, natural ventilation, appropriate insulation and careful specification of rooflights.

The final technical details will be addressed through Building Regulations, but the applicant is willing to consider any reasonable design refinement suggested by the Council if required to improve climate resilience.

Biodiversity and Nature Gains

Policy EN1 also requires development to take opportunities to provide gains for nature and the health and wellbeing of residents.

The application is supported by ecological and biodiversity information. The applicant is willing to provide proportionate biodiversity enhancements, including bird boxes, bat boxes, native planting and pollinator-friendly planting where feasible.

These measures would provide small-scale but meaningful nature gains within the context of a compact urban residential plot. The detailed specification and location of such measures could be secured by planning condition.

Overall Policy EN1 Compliance

The proposal has worked through the relevant matters set out in Policy EN1 and has addressed them in a proportionate manner, having regard to the nature and scale of the development.

The key points are:

- the site is a sustainable urban infill location;
- the existing shed is not capable of practical residential reuse;

- construction will aim to reduce waste and use durable, appropriate materials;
- the dwelling will be compact and energy efficient;
- the proposal includes cycle parking;
- the dwelling will meet the 110 litres/person/day water efficiency standard;
- future renewable energy readiness can be incorporated;
- drainage measures can be secured by condition;
- biodiversity enhancements can be secured by condition;
- overheating can be addressed through design and Building Regulations.

Where certain Policy EN1 measures cannot be fully delivered, this is due to the small scale and constrained nature of the site rather than any conflict with the policy objective.

Conclusion

The proposal is considered to respond positively and proportionately to Policy EN1 of the Amber Valley Borough Local Plan 2022–2040.

It would deliver one new dwelling within an existing urban area, make efficient use of land, support sustainable travel choices, provide a compact and energy-efficient form of development, meet the required water efficiency standard and allow for appropriate biodiversity, drainage and renewable energy readiness measures.

The applicant remains open to reasonable suggestions from the Council and is willing to accept proportionate planning conditions to secure any further details considered necessary.

On this basis, the proposal is considered to satisfy the requirements of Policy EN1.