



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

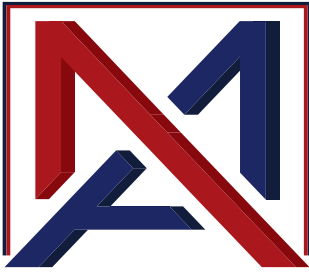
Design & Access Statement

Proposed Demolition of existing Kennel buildings and creation of 2No. dwellings

At

Barn Close, Combe Raleigh, Honiton, Devon, EX14 4SG





Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

MODARC

MODULAR & ARCHITECTURE

The Existing Property

Barn Close Kennels is a former Kennels business with a C3 residential dwelling on the site which has current consent to demolish and replace with a modern two storey dwelling, under application number – 19/1546/FUL. Aside from the C3 residential area, there is previously developed land (PDL) in the form of a variety of outbuildings to form the kennels business, including a shop area, and foundations in place for managers accommodation.

The site is situated to the north of the market town of Honiton, with Wellington located approximately 15 miles to the north of the site, which provides access to the M5 with Exeter located approximate 15 miles to the west. The A303 is located 3 miles to the south of the site.

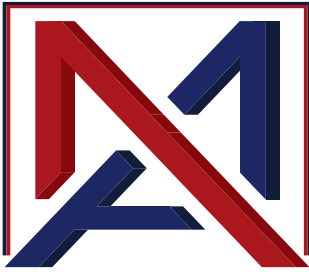
The existing plot extends to 3 acres in total. The existing bungalow sites toward the central western side of the plot, with the kennel builds located on the south western corner of the site. On the south eastern side continuing north, along the eastern boundary, is a lawned area, with a smaller paddock area located at the most northerly aspect of the site.

Planning permission was granted for additional staff accommodation on the site in 2002 under planning application 02/P0677. This was for a 2-Bedroom dwelling over two floor with a separate Kitchen area. This was implemented with foundations dug and inspected by building control.

The Kennels business has been shut now for over 2 years with restrictions on how the business had to function creating an unviable business. My client has fought hard over the years to grow the business to make it financially viable. Unfortunately with the change in the rules as to how kennels had to run, meant staffing costs was not going to viable given the turnover of the business. Since the business has shut the buildings have been redundant and in a state that would cost considerable money to bring back into a useable standard.

The kennel buildings occupy an area of circa 1038 sqm of floor area, with the existing bungalow occupying an area of around 150 sqm.

The existing site is positioned within the Blackdown Area of Outstanding Natural Beauty (AONB). The existing buildings have been an amalgamation of various buildings over the years as my clients business developed. However they have zero architectural significance and are visible from across the AONB. The buildings have been built to a budget in order to provide the extra space my client needed whilst his business was functioning. However since they stopped trading.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

The Proposal

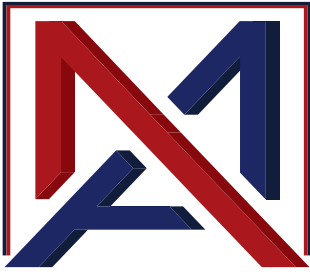
My client is seeking to demolish the existing kennel buildings and associated storage buildings and replace with 2No. dwellings. The proposal will be to build 2No. dwellings in keeping with the ethos of the replacement dwelling elsewhere on the site. It is proposed that these new build homes will have accommodation split over two levels, with accommodation consisting of an open plan living area, with a separate living room, a home office which is very much in demand given the recent coronavirus pandemic and people forced to change their working environment. There would then be a double garage, integral to the main house in addition to 4No. bedrooms.

The new dwellings will be built from the ISOTEX ICF system. This system is an high performing insulated concrete formwork, with the formwork made from recycled pallets, creating an eco-friendly product with the specification to create close to passivehaus dwellings. The roof structure will be constructed with high performing insulation, exceeding current building regulations with Solar Panels installed on the roof and an air source heat pump installed to work in harmony with the build method. This build method falls under the Modern Methods of Construction (MMC) label, which is fully backed by the Council of Mortgage Lenders (CML).

Also with the proposal will be the allowance of Electric Vehicle Charging ports. This aligned with the points made above, means the proposed buildings will be “Nearly Zero Energy Buildings” (NZEB). This is very much in line with the government targets for the Green Energy set out in the week of 16th November 2020, to emit fossil fuels from all new builds and reduce the carbon footprint of the UK. We believe the technology that is being proposed with this scheme, would create a standard for building that could be replicated for decades to come and set a local bench mark for new build developments.

The existing building that’s will be demolished to make way for the two new build homes, would be crushed on site and used for hardcore in the creation of driveways and substructure where possible. The existing sheet roofing will be sold off and reused on a different site. My client is keen to reduce the amount of “waste” from the existing property.

There are only two neighbours that can see this site locally with one located to the south of the site and the second being located to the east of the site.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

My client is proposed to line the northern boundary with newly planted trees to again assist with the government's plans for the reduction of the carbon footprint. The boundaries between each individual house, will be of natural hedgerow, which will help to soften the buildings back in to the natural environment. Although we are seeking permission with all matter reserved, we are trying to outline our clients vision for the site and the standard of building he is looking to achieve.

Each plot would occupy around 0.7 - 1 acre of land each, which we feel is correct for this type of dwellinghouse. The properties will be designed to face south-west to make the most of the daytime and evening sunlight, but also face away from the closest neighbour to the east of the site.

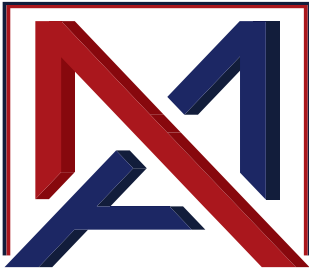
The proposed site offers the potential for rural living conditions with easy access back to main roads and also local amenities. The outline planning application is seeking to establish the principal on this unique site to create two additional family homes creating Life Time homes on a level plot.

There is also a bus route within 300 yards of the site, which runs between Honiton and Wellington, which provides a mode of public transport that doesn't require the use of your own vehicle. When arriving at Honiton, there is a direct train line to London and Exeter, providing excellent commuter routes.

My client is keen to encourage nature back to the site once works have taken place and will be installing Bat & Owl boxes around the site to encourage bats to the area and conserve their simple existence. With new trees to be planted at the northern boundary, this will again encourage other species back to the site. The emphasis on this development has been to converse the natural environment and off set any disruption during the build process by enhance the area in the longer term. Subject to gaining outline planning permission, under a full planning application, we will be producing a full landscaping scheme for the site to include specification for new hedgerows to create defined boundaries between the properties, native planting around the site and the installation of new trees on the site.

Drainage will be dealt with on site with sewage treatment system. Rainwater harvesting will also be incorporated into the new homes, with large expanses of roof slopes available to collect rainwater, which will then be reused within the building. Given the position of the site on top of the hillside, the site is not subject to flooding, however by using rainwater harvesting, it can improve the rainwater drainage on the site and reduce issues elsewhere.

There is adequate space within the footprint of the proposed dwellings, to provide a home office within the main structure. This is very much in line with current working conditions, with more people choosing to, and having to work from, no more so than in 2020 during the recent Covid-19 Pandemic. This results in a lot less travelling when commuting to work.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

Appendices

MOD – 25 – 01 Location Plan

MOD – 25 – 02 Existing Block Plan

MOD – 25 – 03 Proposed Block Plan

Conceptual Images

Policies Local Plan

We feel that the current proposal meets the following policies set out in the Adopted Local Plan 2013-2031.

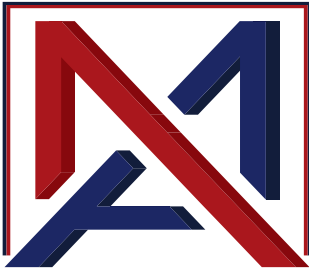
Strategy 3 - Sustainable Development

The objective of ensuring sustainable development is central to our thinking. We interpret sustainable development in East Devon to mean that the following issues and their inter-relationships are taken fully into account when considering development:

- a) Conserving and Enhancing the Environment - which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality and character of the landscape. This includes reducing the risk of flooding by incorporating measures such as sustainable drainage systems. Developers should maximise the proportion of their developments that take place on previously developed land
- b) Prudent natural resource use - which includes minimising fossil fuel use therefore reducing carbon dioxide emissions. It also includes minimising resource consumption, reusing materials and recycling. Renewable energy development will be encouraged

Strategy 5B - Sustainable Transport

Development proposals should contribute to the objectives of promoting and securing sustainable modes of travel and transport. Development will need to be of a form, incorporate proposals for and be at locations where it will encourage and allow for efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

Strategy 7 - Development in the Countryside

The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

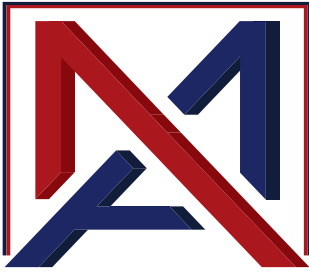
1. Land form and patterns of settlement.
2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.
3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.

17 Climate Change and Renewable Energy

17.2 The Climate Change Act (2008)⁶⁸ has put in place legally binding targets for the UK to achieve an 80% reduction in greenhouse gas emissions by 2050 with reductions of 34% by 2020, against a 1990 baseline. Emissions from buildings account for approximately half of all emissions nationally. There is little scope to force existing buildings to become more energy efficient, other than by offering incentives to upgrade and making renewable technologies a requirement of applications for refurbishment or extension, but all new development will be required to be “low carbon”.

17.3 As demand for fossil fuel energy grows, energy prices are rising. This threatens the security of energy supply as well as increasing the likelihood of fuel poverty. An important means of mitigating this risk is by reducing the demand for energy from new and existing development through improved efficiency measures.

17.5 In addressing climate change and energy security the planning process can not only mitigate against the risks but can help to turn them into opportunities for local businesses, giving East Devon a competitive advantage and helping it to prosper in the future. The implementation of planning policy at a local level is crucial to deliver the radical reductions in energy demand and greenhouse gas emissions required to support the national transition to a Low Carbon Economy. The scope of policy can cover the appropriate location and layout of new development, and provide active support for energy efficiency improvements to existing buildings and the delivery of renewable and low-carbon energy infrastructure.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

17.8 The Government has established that through Part L of the Building Regulations⁷⁰, emissions allowed from new buildings will be reduced incrementally and that “zero carbon” buildings will be required within the plan period. The definition of “zero carbon” has introduced three concepts: “energy efficiency”, “carbon compliance” and “allowable solutions”.

17.12 Proposals for well designed, sustainable buildings will be supported unless it would cause harm to a heritage asset or its setting or existing mature trees, and this would not be outweighed by the proposal’s wider social, economic and environmental benefits. This will also apply in the case of refurbishment of existing development, for example regarding the fitting of external insulation to properties with solid walls. Where conflict arises, for instance by the reduction of the effectiveness of photovoltaic cells due to overshadowing by mature trees or the impact of cells on the appearance of an historic building, the trees or historic building will usually take precedence and alternative forms of technology should be considered. Similarly, in planning for the lifetime of a building or development future conflicts should be considered, for instance the impact that tree planting to the south of buildings will have on the effectiveness of solar capture in the long term.

Strategy 38 - Sustainable Design and Construction

Encouragement is given for proposals for new development and for refurbishment of, conversion or extensions to, existing buildings to demonstrate through a Design and Access Statement how:

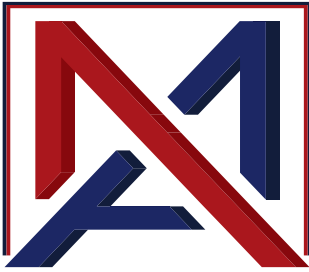
- a) sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping;
- b) the development will be resilient to the impacts of climate change;
- c) potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.
- d) biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.

Strategy 39 - Renewable and Low Carbon Energy Projects

Renewable or low-carbon energy projects in either domestic or commercial development will in principle be supported and encouraged subject to them following current best practice guidance and the adverse impacts on features of environmental and heritage sensitivity, including any cumulative landscape and visual impacts, being satisfactorily addressed. Applicants will need to demonstrate that they have;

1. taken appropriate steps in considering the options in relation to location, scale and design, for firstly avoiding harm;
2. and then reducing and mitigating any unavoidable harm, to ensure an acceptable balance between harm and benefit.

Where schemes are in open countryside there will be a requirement to remove all equipment from the site and restore land to its former, or better, condition if the project ceases in the future.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

17.19 Analysis by the Council has shown that there is great potential for on-site renewable energy technologies. As the requirements of Part L of the Building Regulations are tightened, increasing amounts of low or zero carbon technologies will be required. Incentive schemes such as the Feed-in Tariffs and the Renewable Heat Incentive have improved the viability of small scale renewable energy. As such specific percentage targets for the proportion of energy met by renewable energy sources are not stipulated. Reducing the demand for energy through efficiency measures still remains a cost effective means of helping to meet the regulations and could help reduce the size of required renewable technology.

17.21 New development should come forward in locations and ways which reduce greenhouse gas emissions. This means locating development close to everyday facilities and public transport. The density and mix of building types and use proposed in a development should be mindful of the energy load across the development. Higher densities and combinations that provide a balanced heat load are likely to provide greater potential for cost effective low carbon energy solutions.

Strategy 46 - Landscape Conservation and Enhancement and AONBs

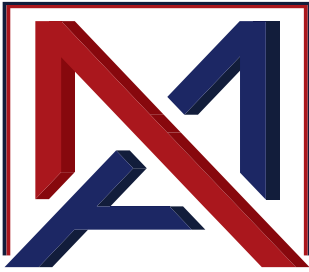
Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty.

Development will only be permitted where it:

1. conserves and enhances the landscape character of the area;
2. does not undermine landscape quality; and
3. is appropriate to the economic, social and well being of the area.

When considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty and major development will only be permitted where it can be shown that it cannot be reasonably accommodated elsewhere outside of the AONB.

The current Area of Outstanding Natural Beauty Management Plans, the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment should be used in design and management considerations.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

Strategy 47 - Nature Conservation and Geology

All development proposals will need to:

1. Conserve the biodiversity and geodiversity value of land and buildings and minimise fragmentation of habitats.
2. Maximise opportunities for restoration, enhancement and connection of natural habitats.
3. Incorporate beneficial biodiversity conservation features.

Development proposals that would cause a direct or indirect adverse effect upon internationally and nationally designated sites will not be permitted unless:

- a) They cannot be located on alternative sites that would cause less or no harm.
- b) The public benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats.
- c) Prevention, mitigation and compensation measures are provided.
- d) In respect of Internationally designated sites, the integrity of the site will be maintained.

Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests will be supported in principle.

Where there is reason to suspect the presence of protected species applications should be accompanied by a survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for, their needs.

NPPF Policies

We believe the following National Policies are relevant and should be considered as part of this application;

Para 78 - Rural Housing

Para 102 (c) - Promoting Sustainable transport

Para 103 - Promoting Sustainable transport

Para 117 – Making effective use of land

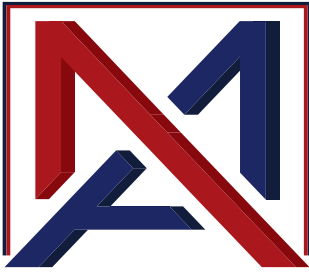
Para 118 (a) – Making effective use of land

Para 124 – Achieving well-designed places

Para 127 (a), (b), (c), (f) - Achieving well-designed places

Para 131 - Achieving well-designed places

Para 151 (a), (c) – Meeting the challenge of climate change, flooding and coastal change.



Correspondence Address:
29 Ringwood Road
Bridgwater, Somerset
TA6 6BP

01297 551393

info@modarc.co.uk

www.modarc.co.uk

Justification

My Client is seeking outline planning permission to create 2No. environmentally friendly houses to replace the existing redundant Kennels business. This business has been shut for over two years, and the buildings are in a condition that are in a poor state of repair, located within the heart of the AONB. The proposed scheme is seeking to remove these buildings with something more environmentally friendly and much softer and aesthetically pleasing to the AONB.

We have worked closely with our client to put a specification together for any build structure for this site, that would be of high performance from an energy performance perspective in line with local policies as stated above.

The proposal would make effective use of the land, and provide a stunning plot to be enjoyed families seeking the rural setting. The site is still easily accessible to local amenities.

In summary, we believe the proposal respects the character and identity of the area whilst providing 2No. additional homes to the open market that would be a drastic enhancement of the area.