



Sustainability Statement for Minor Applications

Please complete the tick list below to indicate which sustainability standards your development complies with and provide details of how your development complies with them. Refer to the Sustainability Checklist and our web pages for further guidance.

Sustainability standards	Tick one	
	Yes	No
A Water use and flood risk		
1. Can you demonstrate that water consumption will be minimised?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Answer: There are no additional bathrooms, utilities or kitchen spaces with this design proposal. The owners are environmentally conscious and will include 'hippo' bags in existing toilet cisterns.		
2. Do you include measures to conserve water through rainwater harvesting and/or water recycling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Answer: Whilst there is no featured rainwater harvesting in the technical sense, rainwater from guttering will be collected in a water butt at the South East elevation. This will be used for watering the garden and planted areas.		
3. Has flood risk been appropriately assessed and will you be implementing sustainable flood risk management?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Answer: Having consulted the FRA and Future Flood Risk documents - Underdown Farm is in a 'very low risk area'. Underdown Farm is positioned on high ground which is significantly higher than surrounding rivers, streams and lakes.		
B Biodiversity		
1. Have you considered whether your project will impact on ecological features of the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Answer: <ul style="list-style-type: none">- Upon completing the Wildlife Assessment Check, as well as gathering contextual information from the owners, it is confirmed that the only known concern is for that of bats, with an added precautionary note for birds.		

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	Yes	No
<ul style="list-style-type: none"> - Existing roof gables will remain intact and undisturbed. However, it is believed that they are not and have not been used by roosting bats. - The proposed site for extension is currently paved. There are no areas of planting, trees or habitat in close proximity to the house so it is believed that there will be minimal negative ecological impact before, during or post build. - For context, the rear of the house is on a raised plot of land. The land is domestic grass as it was seeded after the first build. The area where the extension will be positioned is currently paved. The raised land drops off to hardcore farming driveways to the gable ends and the rear end drops off towards farming land. - The garden currently doesn't feature any planting. 		
2. How have you mitigated all of the impacts?	✓	
Answer: No known impact, however, the owners are prepared to have an ecological assessment (bat survey) visit regarding the concern for bats if this is deemed necessary.		
3. How will you compensate for any residual impacts?		
Answer: No known impact at present, however, the owners have incorporated the provision of bat and bird boxes in their plans.		
4. Can you demonstrate that your development delivers a net gain in biodiversity on site and/or off-site?	✓	
<p>Answer:</p> <ul style="list-style-type: none"> - The owners have pledged to plant a variety of native hedging plants around the perimeter of the garden, as well as wildflower areas in the garden. (NB hedging and planting doesn't currently exist in these spaces) - In the absence of a suitable natural stone integrated bat roost solution, the owners will install bat boxes and bird boxes in suitable spaces around the farm house as well as bug houses and wood piles within the garden. 		
5. Are your proposals for biodiversity net gain ecologically meaningful and do they contribute towards Oxfordshire's emerging Nature Recovery Network?	✓	
<p>Answer: Yes, as farmers the owners are ecologically minded and committed to ensuring that their farmland and residential area is biodiverse rich.</p> <ul style="list-style-type: none"> - Hedges will provide food, shelter, habitat and natural corridors. - Bat and bird boxes to provide safe roosting and breeding space. - Wood piles for any future reptile wildlife as well as small mammals and insects. - Bug houses for insect biodiversity. 		

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	Yes	No
<ul style="list-style-type: none"> It may be worth noting that Mr Costar subscribes to regenerative farming in that he has recently converted some fields from arable cropping to herbal leys in order to assist with carbon trapping and soil regeneration. He also plants species to provide food for birds in cover crops to support wildlife. So the clients are environmentally conscious and do whatever they can to reduce their carbon footprint and support local ecology. 		
6. Does your proposal improve habitat connectivity and linkages to wildlife corridors, and does it incorporate wildlife features as part of a high-quality green infrastructure network?	✓	
Answer: Yes. The proposed site is currently sparse in biodiversity. The new scheme would allow the family to go ahead with their plans for planting native food and habitat providing plants, building a link and extending habitable space between the adjoining farmers field and owners property.		
7. Do your proposals include the planting of trees, woodland, scrub or orchard? 8. Have tree species been selected with consideration to climate change adaptation and mitigation?	✓	
Answer: Yes. Owners are considering drought tolerant hedging which can cope well with fluctuations in temperature. Native and or Herb based hedging such as Hawthorn, rosemary and lavender is favourable, but box hedging and silverberry is also being considered.		
9. Have you considered how retained and newly created habitats will be managed in the long term and who will be responsible for this management?	✓	
Answer: The owners are very happy to manage and protect their biodiverse interventions themselves.		
10. Are you including two or more wildlife enhancement features from the list?	✓	
Answer:Yes <ul style="list-style-type: none"> - Habitat Pile - Bird nest boxes - Bat boxes – integrated solution is preferable, but in the absence of a suitable natural stone solution, non integrated will be installed. - Native hedge planting 		
C Green and active travel		
11. Do you provide adequate space for the sheltered, safe, secure and well-lit cycle storage on the site?	✓	

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	Yes	No
2. Within the design of a non-domestic development, have you provided a sufficient number of spaces to cycle storage?		
Answer: Existing storage on the farm.		
3. What provisions have been made to encourage home working?	✓	
Answer: The proposal includes a farm office which will also be utilised by Mrs Costar who is a vet and would like to have the facility to work from home on admin days.		
4. Do you provide infrastructure for the charging of electric vehicles, scooters and/or bikes?		✓
Answer:		
D Aligning with net-zero carbon		
1. Have you designed the fabric of the building to standards of ultra-low energy demand?	✓	
<p>Answer:</p> <ul style="list-style-type: none"> - The single storey roof is set at a 12.5 degree pitch which will result in less energy being used than a standard 30-40 degree pitch. - Additional windows and bifold doors to be triple glazed. - Thermally efficient rigid insulation to be used in wall cavity, floor slab and roof. - Window/door glazing ratio reduced from initial plans to mitigate against heat loss in the winter. - Adequate cross venting for necessary loss of heat. - LED lighting to be used throughout. - Windows and doors triple glazed. U-Value (W/m²K)0.8 - Porcelain tile floors in extension to create thermal mass. - Underfloor heating to be connected to existing ground source heat pump. 		
2. Has your project been designed to be fossil-fuel free?	✓	
Answer: There is a ground source heat pump in place and the proposed underfloor heating will be connected with this.		
3. Has your project been designed to have a zero-operational carbon balance and deliver 100% of energy consumption using renewables?		✓
Answer: The client has taken measures to work towards this, including the ground source heat pump.		

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	Yes	No
4. Have you considered the embodied carbon emissions of your project and taken steps to minimise these?	✓	
<p>Answer:</p> <ul style="list-style-type: none"> - Local materials used where possible. Natural stone is local Cotswold stone. Roof tiles on double storey are from the local village of Aston. - The use of local builders, structural engineer and designers - travel is greatly reduced. - Natural materials from sustainability conscious companies – natural stone. - The proposed side door/window, utility window, and French doors will all be reused from the existing house. The only new glazing/frames will be in the gable (bifolds and first floor windows) as well as the small additional window in the living room. Aluminium frames have been chosen for the gable glazing, which is known to be one of the most recyclable industrial materials – sustainable product life cycle. - The use of natural stone requires minimum post build maintenance. - Proposed tiles for the single storey are 90% recycled polymer. - The proposed scheme requires no demolition, aside from creating a void for one external door, so there will be no waste management in this respect. - Operational energy usage is low. - Proposal scale has been reduced and multifunctional space created instead – the Farm Office will double up as a guest bedroom when required. - Simple design and all materials are necessary. No materials specified are merely for embellishment or aesthetic purposes. 		
5. Has thermal comfort and the risk of overheating been considered and have passive-design measures to mitigate for overheating risk been incorporated within the design?	✓	
<p>Answer:</p> <ul style="list-style-type: none"> - A range of openable windows and doors in each room and on all sides of the house allow for cross ventilation. - Larger glazed areas such as the bifolds are on the North East Elevation so won't receive direct sunlight and heat. - Celotex insulation in wall cavities, floor slab and roof. 		
E Sustainable construction, materials and waste		
1. Will the construction company be registered with the Considerate Construction Scheme?		
<p>Answer: Building contractor undecided as quotes are unobtainable until planning permission is granted. The owners will challenge building contractors on this and favour builders who are registered.</p>		

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	Yes	No
2. Will you be developing a Site Waste Management Plan (SWMP) as a way of reducing and managing construction waste?		✓
Answer: The clients are keen to develop a plan with their chosen builder and foresee that they will be able to use most waste on the farm – hardcore for pathways, wood cut offs for projects etc.		
3. What are your targets for recycling construction waste / reducing waste going to landfill?		
Answer: Target is 1% as per the LETI recommendations.		
4. Are you taking steps to source construction materials that are local and sustainable?	✓	
Answer: Yes, as noted above.		
5. Have you provided safe and convenient access for waste recycling?	✓	
Answer: The use of Dix Pit in the neighbouring village.		
F Voluntary sustainability standards		
1. Are you pursuing a Building Research Establishment Environmental Assessment Method (BREEAM) certification for your non-domestic development?		
Answer: NA		
2. Are you pursuing another sustainability accreditation and / or recognised sustainability principles?		
Answer: NA		