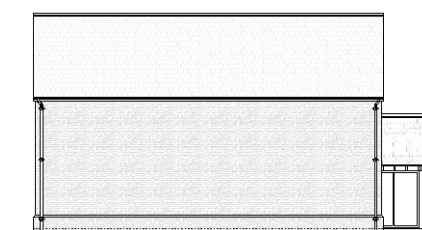
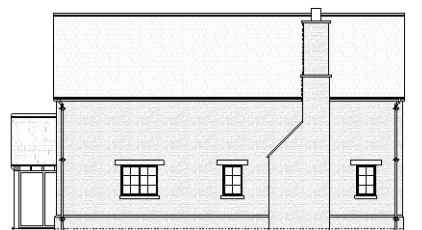
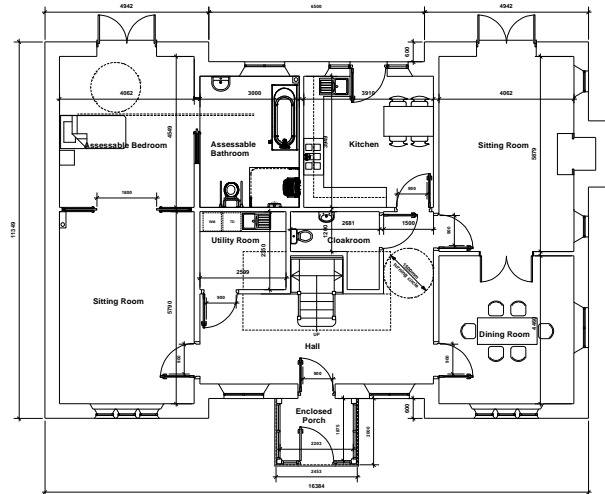
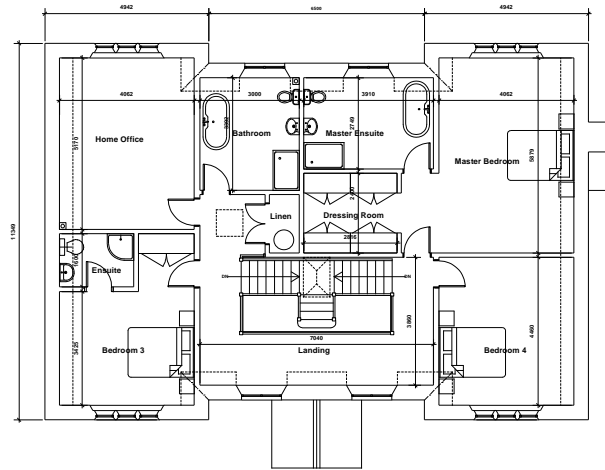
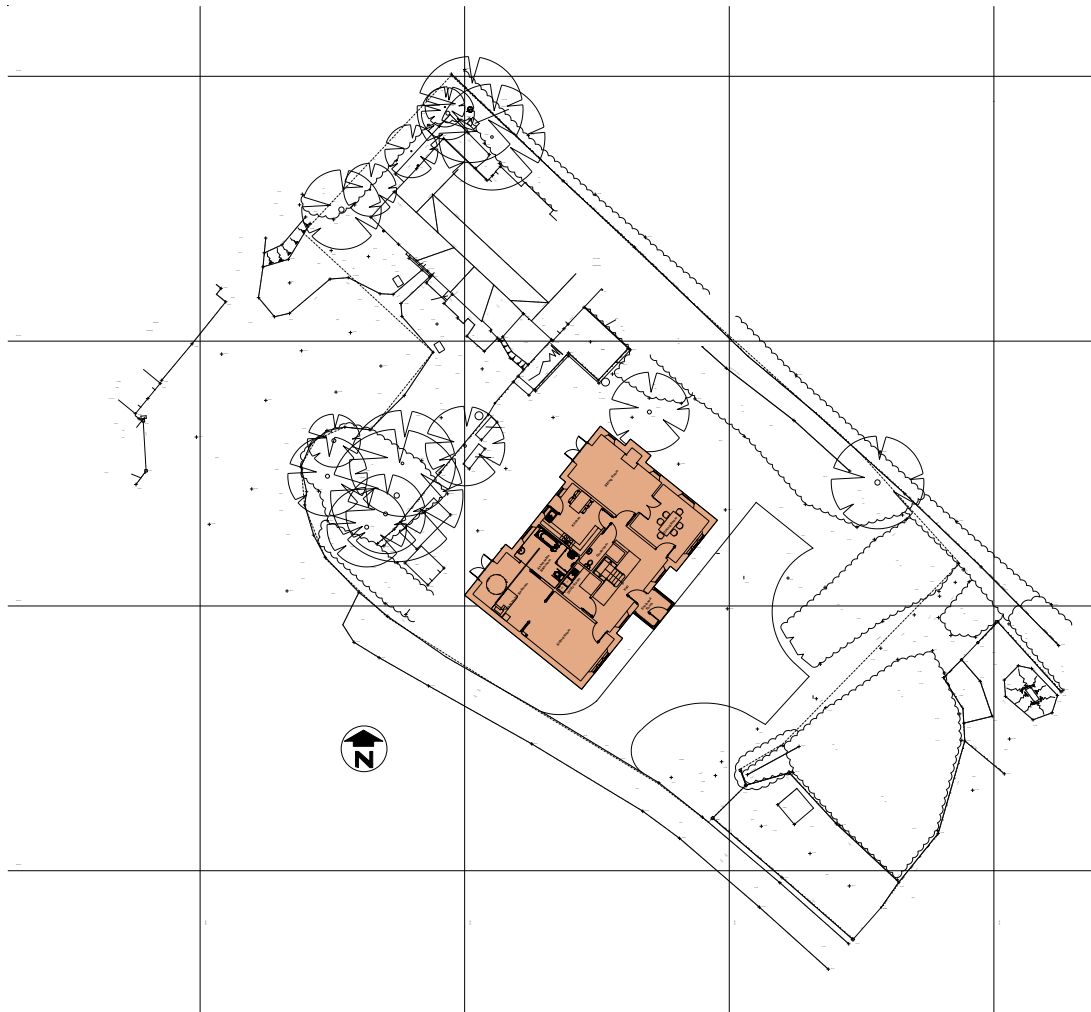


Design, Access & Sustainability Statement

Replacement Dwelling at Southcombe Farm Oxford Road Southcombe Chipping Norton Oxfordshire OX7 5QH





1. Site Characteristics and Constraints

The site relates to a large two storey dwelling situated within Southcombe Farm, located on the south-western side of Oxford Road (A44). The existing dwelling, which is sited adjacent to the north eastern boundary is visible from the Oxford Road. The north eastern boundary comprises mature hedgerow planting.

Existing detached house has an outer skin of limestone rubble and pebble dash render, windows are a mix of metal, wood and UPVC, roof is grey slate, guttering is black UPVC. There is a glazed white UPVC conservatory facing the Road.

2. Justification of Works

We are proposing to demolish the current dated property, which is in poor repair and has a bad internal layout with a modern house designed for disabled access and to modern living and environmental standards.

The existing dwelling would be retained during the construction phase of the new dwelling and to be demolished when the new house is habitable.

The demolition will be carried out under a protected species licence, currently expected to be a site registration under a bat mitigation class licence, as the building is expected to contain no more than three minor roosts of commonly occurring species of bats, with one confirmed currently.

Two bat boxes will be erected in suitable trees within the grounds of the site prior to any licenced works being carried out. These bat boxes will be retained on-site after the works have been completed as an enhancement to the site. There will be one Schwegler 1FF and one Schwegler 2FN or equivalent.

Before demolition works commence the Ecologist licenced to disturb bats will inspect the internal roof spaces of the building as a final check for roosting bats, removing any found by hand and placing them in the bat boxes

The ecologist licenced to disturb bats will oversee the initial removal of tiles and bat features, such as ridge tiles and soffits. All tiles will be lifted from the roofs, not slid off, to avoid injury to bats if they are present beneath

If, in the unlikely event that a bat is encountered, it will be taken by hand by the ecologist, who is very experienced in handling bats. The bat will be stored in a cotton bag to keep it calm and secure and moved to the newly erected bat box.

For full details of ecology measures see 4 Acre Ecology Limited Report dated 07.01.2024 included within the application.

Following Pre-App letter received 3rd July 2023 Ref: P23/01379/PREAPP Summary as follows: -

Policies

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

DESGUI West Oxfordshire Design Guide

NPPF 2021

Proposal

Pre-application advice is sought for the demolition of the existing dwelling, and to erect a re-sited replacement dwelling within the site. The proposed dwelling would be re-oriented through 90 degrees so that the dwelling would be end-on toward Oxford Road and set back within the site adjacent from the side boundary to sit adjacent to an internal track leading from the entrance onto Southcombe Farm to the farmstead.

Planning History

21/02933/HHD – Rear two-storey extension with internal alterations – Approved

Planning Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority (LPA) shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The revised National Planning Policy Framework (NPPF) reiterates the pre-eminence of the local plan as the starting point for decision-making (Paragraph 2 of the NPPF). The NPPF is a material consideration in any assessment and makes clear in Paragraph 12 that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Therefore, development coming forward must be determined in accordance with the local

development plan, which in this case comprises the West Oxfordshire Local Plan 2031 ('the Local Plan) and Chipping Norton Neighbourhood Plan 2031.

With regard to the principle of development, Policy OS2 of the Local Plan sets out the overall strategy for the location of development within the District. The policy sets out a 'settlement hierarchy' in which it is envisioned that the majority of new development is to be focused on the main service centres of Witney, Carterton and Chipping Norton, followed by the rural service centres of Bampton, Burford, Charlbury, Eynsham, Long Hanborough, Woodstock and the new Oxfordshire Cotswolds Garden Village.

Southcombe would fall within the category of *Small villages, hamlets and open countryside* in the settlement hierarchy, for which Policy OS2 states the following, '*Development in the small villages, hamlets and open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area. Proposals for residential development are considered under policy H2 of the Local Plan.*

Policy OS2 also provides the General Principles to which development must adhere, these require that development:-

- *Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;*
- *Form a logical complement to the existing scale and pattern of development and/or the character of the area;*
- *As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;*
- *Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;*
- *Conserve and enhance the natural, historic and built environment; and*

Policy OS2 further states that proposals for residential development be considered under Policy H2 of the Local Plan. This is in order to direct development toward the most sustainable locations, (main service and rural service centres) in accordance with the overarching aims of the local plan of achieving sustainable development. Policy H2 is, therefore, a restrictive policy with respect to residential development within small villages, hamlets and open countryside locations. The policy provides only limited scope for supporting residential development in such areas.

However, the limited relevant circumstances in which new housing in these locations could be supported include a replacement dwelling on a one-for-one basis. In view of this provision, with regard to the principle of residential development I am of the opinion that your proposal would comply with the relevant policies of the Local Plan and as such could be supported.

Design and Visual Impact

In terms of the design, I have not consulted WODC Design and Conservation Team. However, regarding scale and massing, I am mindful that planning permission was recently granted for a two-storey rear extension to the existing dwelling, and in my

opinion, the proposed replacement dwelling would be similar to the existing dwelling in terms of its height, bulk and mass.

With regard to appearance, the proposed dwelling is of a traditional vernacular, comprising gable fronts, dormers and a pitched roof. The proposed dwelling appears to be well-proportioned and achieves visual symmetry. The dwelling would be set back within the site away from the main road (A44) and is therefore unlikely to have a wider visual impact beyond the farmstead. The overall development is considered to be comparable in scale, form, massing and appearance to that of development nearby. No landscaping details or landscaping design have been provided. Therefore, consideration should be given to a landscaping plan to obscure and soften the overall proposal.

The proposed development would be in compliance with the Local Plan and could, therefore, be supported by officers.

Application Submission

The following documents should be submitted with your application:

Tree Survey including tree protection measures.

Landscaping Assessment

Ecological Assessment

Planning Statement

Sustainability Statement

3. Design

The new dwelling is to match general appearance of the existing original part of old cottage including matching dormers, dressed stone window surround with double glazed metal insert windows. The external leaf to be coursed reconstituted limestone with a manmade blue slate roof, guttering to be black UPVC

The house has been designed to allow disabled facilities and access throughout the ground floor for disabled child with level access threshold at main entrance.

A dedicated roof space will be created as a mitigation bat roost. This will be at least 1.8m high, 4m wide and 5m long, to recreate the current area used by roosting brown long-eared bats.

Two bat slates will be fitted into the roof, one on either side, but not opposite each other, to prevent through-drafts. Slots will be cut into the lining beneath of the bat slates to allow Brown Long-eared bats to access the internal roof space. An additional bat slate will be put in the roof, but with no gaps in the membrane, to create a roost for crevice dwelling bats.

The roof will have a traditional ridge board and will be of a cut construction, as it is currently, and trusses will not be used, as this will congest the internal flying spaces. The ridge tiles will be mortared in at the joints only, leaving gaps beneath the main body of the tile, which is a favoured roosting point for many bat species

The roof lining will be mineral felt lining, or a breathable liner that has passed a 'snagging propensity test', such as Bat Safe, not a standard breathable membrane. This will prevent the bats 'fluffing' standard breathable membranes, that then entangle and kill them in the threads produced (Waring, 2013).

There will be a hatch into each of the loft, but this will only be 500mm by 500mm in size to discourage storage there, but will allow access for a licenced bat worker to inspect the roost

There will be no direct lighting of the trees and shrubs on the site. Should bat roosts be identified through the emergence survey then there should be no direct lighting of the new roost entrances on the new builds or on any bat boxes placed on surrounding trees. Any outdoor lighting should be;

- Less than 3 lux light level
- Led luminaries with warm white spectrum <2700 Kelvin (To Avoid Blue / UV Elements)
- Bollard or low-level downward directional luminaries are used and mounted on the horizontal with no upward tilt.
- Any security lighting should not exceed 75w in power, the light should be motion activated with short timers (1 Minute), angled downwards as sharp as possible to light up the immediate area only.

Existing access to site to be maintained and branch of to the new house as indicated on the landscape site plan drawing no 23_270_D01 & location plan 19043.1/001

4. Sustainability

In brief, energy consumption across the site will be minimised by employing all or in part the following measures: -

- Use of accredited details to minimise air leakage and eliminate cold bridging around openings
- High performance double glazing and high levels of insulation to floors, walls and roofs to reduce energy demand
- Ground source heat pump
- Integrated energy management controls
- White goods to be A rated where supplied.
- Lighting to use energy efficient fittings
- Whilst the buildings will be designed to achieve high levels of air tightness, adequate levels of controllable natural ventilation will also be incorporated, in the form of trickle vents.
- PV panels on roofs sufficient to provide a minimum of 10% of the properties energy requirements from a renewable energy source will be considered.
- User information, highlighting energy efficiency.

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Low flow shower heads
- Water metering
- Dual flush cisterns

- Baths with smaller profiles, requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses

To avoid un-necessary waste, and to encourage the recycling of waste materials the following will be adopted;

- A site waste management plan will be submitted for approval to avoid construction waste
- Adequate provision will be made both inside and outside of the dwelling to enable the sorting and collection of recycled materials from domestic waste
- The property will be provided with a compost bin

It is essential that the proposed development does not increase levels of pollution, with this in mind

the following measures will be adopted:

- The site management plan will minimise noise, dust and odour
- Products that release harmful chemicals will be avoided
- Any hazardous materials on the site will be identified and safely removed
- Boilers specified will have low (NOx) emissions
- The provision of new landscaping will assist in neutralising the release of CO2
- Any street lighting provided will be designed to minimise light pollution
- The provision of SUDs drainage systems will protect water quality

Drainage – Foul drainage to go to sewage treatment plan located in front field suitable to discharge in water course to Environment agency standards.

Surface water to discharge into crate wrapped in Geotextile soakaways min 5m from any building

It is now clear that the UK climate is in a state of change, and the proposed design has to reflect these alterations.

- The site is not in a flood risk area
- The development would not increase the likely hood of flooding
- The structural design is adequate to withstand increased wind loading.
- Surface water drainage utilises SUDs systems
- Water conservation measures will be adopted

Conclusion

The design philosophy extends to providing a sympathetically designed development which positively integrates into the existing surroundings.

The impact upon the amenities of the occupiers of neighbouring residential dwellings is not harmful in terms of loss of outlook, light and privacy by way of the siting, scale and design of the proposed properties.

In light of the above it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally. Therefore, we consider that this development should be supported and endorsed by granting planning permission

MSC January 2024