

**PLANNING AND LICENSING COMMITTEE**  
**11<sup>th</sup> August 2021**  
**ADDITIONAL PAGES**

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE LOCAL  
GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS : Page 1 - 6**

Item:	Ref No:	Content:
01	<p><b>20/03726/FUL</b></p> <p>(Church Farm  Builindgs nether  Westcote)</p>	<p><b>Technical Note on Sustainability from Agent –</b> Please see attached.</p> <p><b>2 Letters of Objection received –</b></p> <p>Ian du Pre:</p> <p>“Like others in our village we have been extremely concerned to see images posted on this application's planning site indicating the <b>TOTALLY MISLEADING</b> 'before and after' photographs of the site . As you can see from the attached photos the site is totally clear of wrecked cars etc and has been for certainly the past year.</p> <p>Furthermore over past years much of the unsightly damaged vehicles etc were hidden behind the industrial units under dispute. So the supposed eyesore referred to in earlier submissions to CDC have not been visible to neighbouring properties.</p> <p>You will perhaps also note from the aerial view photograph just how intrusive this proposed development would be and the fact that other agricultural and equestrian centre barns around the village have no significant roof lighting and have never been operating other than in daylight hours.</p> <p>Bearing in mind that this application is coming before the Planning Committee on August 11<sup>th</sup> I would very much appreciate you posting this email and photos with the other Comments and Objections adding to the other 141 Documents”.</p> <p>Please see attached photographs.</p> <p>Christine Walford:</p> <p>“Design</p> <ul style="list-style-type: none"> <li>- Highway access and parking</li> <li>- Impact on Conservation Area</li> <li>- Over development</li> <li>- Privacy light and noise</li> </ul>

		<p>Comment: I would like to comment on the 3D image comparisons posted by the developer on 9<sup>th</sup> July 2021. These images do not show the current state of the site. It is in fact completely clear, there are NO old vehicles, machinery or other detritus on site. These are old photographs. This appears to be a deliberate attempt to misrepresent the current state of the site to the Planning Committee.”</p> <p><b>Additional letters of objection received from 3 third parties including correspondence with the GCC Highways Officer -</b></p> <p>Main issues</p> <ul style="list-style-type: none"><li>- Concerns ‘before and after’ photographs of the site submitted as the site has now been cleared</li><li>- Prior to the site being cleared unsightly damaged vehicles etc. were hidden behind the industrial units under dispute</li><li>- Photographs submitted (attached) to show appearance of village and lack of roof lighting</li><li>- Correspondence with Highways Officer regarding safety of access, conflict of users, traffic amount of traffic movements on the site and use of TRICs data</li></ul> <p>Comments available in full on website</p>
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# Sustainability Proposals

## Technical Note

**Date:** 30/07/2021  
**Site Address:** Church Farm Buildings, Nether Westcote, Chipping Norton  
Gloucestershire, OX7 6SD  
**Application Reference:** 20/03726/FUL

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

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<b>Issue</b>	<b>Prepared by</b> Pete Jeavons Associate	<b>Checked &amp; Approved by</b> Mark Powers Director
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## 1. Background

### Development Proposals

- 1.1. Redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope, with associated parking structures and landscaping at Church Farm Buildings Nether Westcote Chipping Norton Gloucestershire OX7 6SD

## 2. Proposed Sustainability / Energy Measures

- 2.1. The following is proposed:

### Energy

- 2.2. In line with policy, the energy strategy follows the Energy Hierarchy, on the basis that it is preferable to firstly minimise carbon dioxide emissions through reduced energy demand; prior to considering low carbon and renewable energy supply options.
  - Demand Reduction (Be Lean) – a series energy efficiency measures are included (reduced U-Values; low rate of air permeability; reduced heat transfers via thermal bridges). Building orientation and glazing options have been considerate of solar gain. System efficiencies have also been improved through incorporation of efficient fans, lighting and controls. Non-regulated energy will be reduced through measures such as the incorporation of domestic appliances with an A+ rating.
  - Low Carbon / Renewable Energy (Be Clean / Green) – consideration has been given to the potential for connection to low carbon sources of energy; with regard also given to the decarbonisation of the national electricity grid and how this compares against alternative

technology options. It is therefore proposed to incorporate either Air Source or Ground Source Heat Pumps (ASHP / GSHP) to provide heating.

### **Transport**

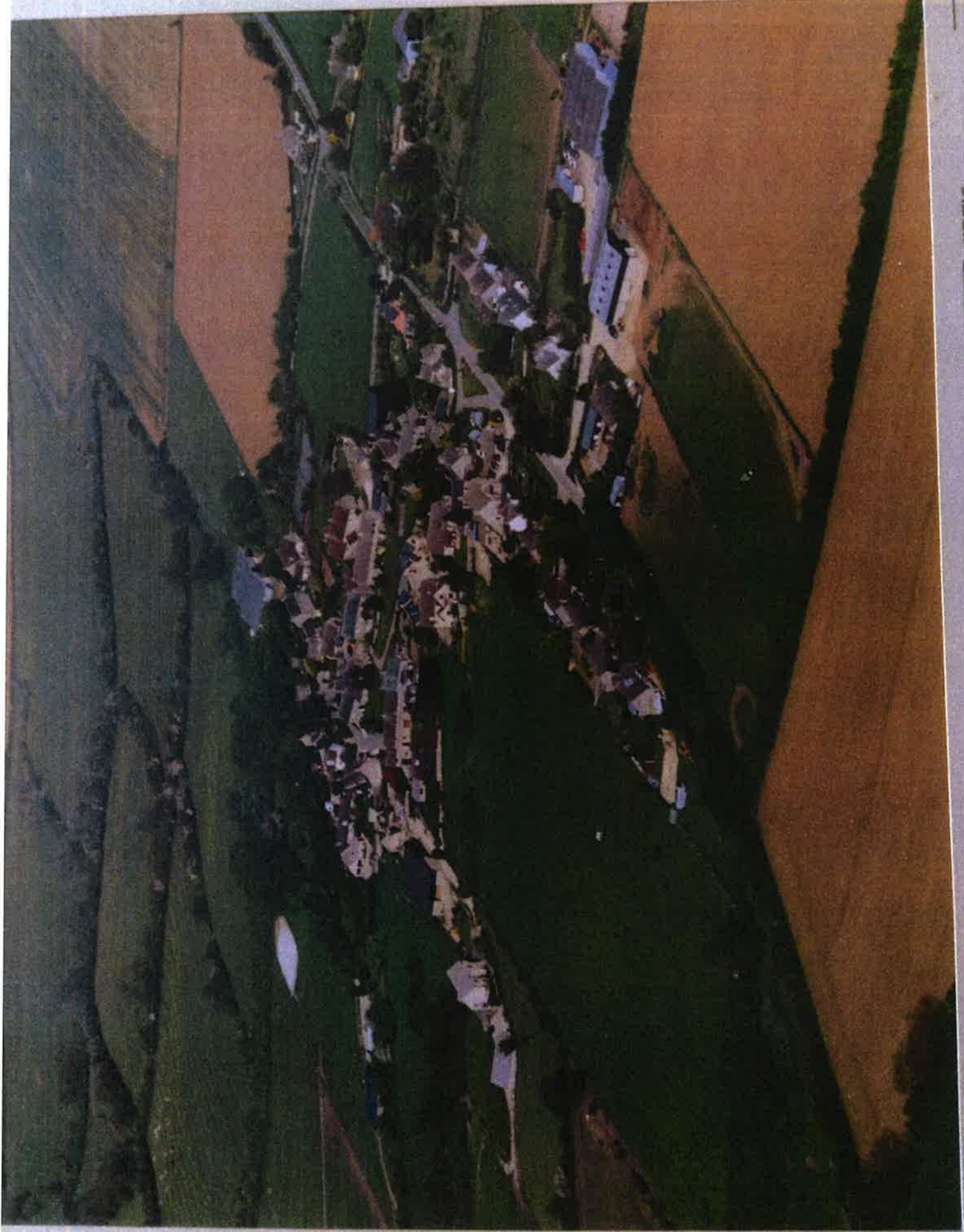
- 2.3. Sustainable transport options will be promoted as follows:
- Secure cycle storage will be provided to encourage building users to cycle so promoting exercise and helping reduce congestion and emissions.

### **Water Conservation**

- 2.4. Water saving fittings and appliances shall be installed and the following outlines the proposed maximum flow / consumption rates for each of the proposed installation types:
- WCs Dual flush 6 litre / 3 litre;
  - Taps (excluding kitchen & external): Flow rate 5 litres / minute;
  - Baths Capacity to overflow <158 litres;
  - Showers 7.75 litres / minute;
  - Kitchen sink taps 5 litres / minute;
  - Washing machine <9.5 litres / kg;
  - Dishwasher <1.25 litres / place setting;
- 2.5. On the basis of the above, the total consumption will be  $\leq 105$  litres / person / day (excluding external water use).

### **Materials & Waste**

- 2.6. The materials strategy for the development shall consider lifecycle environmental impacts, with a view to optimising materials utilisation and safeguarding natural resources.
- 2.7. The Applicant is committed to sustainable development and recognises the interrelationships between sustainable design and the circular economy. In the context of the proposed development, the Applicant is seeking to decouple economic activity from the consumption of finite resources by recognising and attaching value to sustainable design as part of its product offering.
- 2.8. In this context, the following is proposed:
- Retention of the existing steel frame – significantly reducing the development's embodied carbon.
  - Site footprint to remain unchanged.
  - Considerate procurement, including consideration of local sourcing.
- 2.9. The operational waste strategy comprises provision of dedicated space of adequate size and in convenient locations for storage of general refuse, recyclables and food waste. Internal and external storage will be considerate of the Building Regulations and Council requirements.



AIR VIC HARPENDEN, HERTS





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