Item No 04:-

21/02766/REM

Land To East Of Evenlode Road
Moreton-In-Marsh
Gloucestershire

Item No 04:-

Erection of 67 dwellings, open space, and landscaping (Reserved Matters application) at Land To East Of Evenlode Road Moreton-In-Marsh Gloucestershire

Approval of Reserved Matters 21/02766/REM	
Applicant:	Backhouse Housing Limited
Agent:	Ridge & Partners LLP
Case Officer:	Martin Perks
Ward Member(s):	Councillor Rachel Coxcoon
Committee Date:	8th December 2021
RECOMMENDATION:	**PERMIT**

Main Issues:

(a) Design and Impact on the Character and Appearance of Moreton-in-Marsh Surrounds Special Landscape Area
(b) Highway Safety and Parking
(c) Impact on Residential Amenity

Reasons for Referral:

As part of the determination of Outline application 19/00086/OUT, Members of Planning and Licensing Committee requested that a future Reserved Matters application should be refered to Committee.

1. Site Description:

1.1 This application relates to a parcel of agricultural land located on the southern edge of Moreton-in-Marsh. The application site measures approximately 3.5 hectares in size. It occupies the north western part of a larger field that extends to approximately 6.5 hectares in area.

1.2 The northern boundary of the site measures approximately 210m in length and adjoins the rear garden boundaries of a number of residential properties fronting onto Evenlode Gardens. The aforementioned boundary is defined by a mix of hedgerows, fencing and some individual trees. To the north east of the application site is located Cotswold Business Village which is occupied by a number of employment/business units.

1.3 The western boundary of the site is approximately 210m in length and adjoins Evenlode Road which is designated as a Class C Highway. A native species hedgerow forms a boundary between the site and Evenlode Road.

1.4 The southern boundary of the site measures approximately 180m in length. Approximately 100m of the southern boundary adjoins the northern boundary of a highway

depot belonging to Gloucestershire County Council. The depot site includes a number of functional buildings, a domed building used for the storage of road salt and a mobile phone mast. The domed building measures approximately 11m in height. The mobile phone mast is 15m high. A security fence and some limited vegetation provide a boundary between the site and the County Council depot. The remaining part of the southern boundary of the site is open and forms part of the larger agricultural field within which the application site is located. It lies approximately 55m from the southern boundary of the larger field. The southern boundary of the field is defined by a mix of native species hedgerows and some trees.

1.5 The eastern boundary of the site measures approximately 160m in length and is open. It also opens onto the existing agricultural field. The site's eastern boundary is located approximately 120m from the eastern boundary of the main field, the boundary of which is defined by hedgerows and trees. To the east of the field is located a water/sewage treatment works.

1.6 The site is located within Moreton-in-Marsh Development Boundary as designated in the Cotswold District Local Plan 2011-2031.

1.7 The site is located within Moreton-in-Marsh Surrounds Special Landscape Area (SLA).

1.8 A Public Right of Way (HMM10) extends in a north west to south east direction through the middle of the site.

1.9 The site is located within a Flood Zone 1 as designated by the Environment Agency.

1.10 Three oak trees located on the western boundary of the County Council highway depot are protected by Tree Preservation Orders.

2. Relevant Planning History:

2.1 Application Site

CD.4204/B Outline application for 135 dwellings, estate roads, footpaths, vehicular access of Evenlode Road and Wellington Road. Refused 1971

CD.4204/C Outline application for 40 dwellings, estate roads and footpaths. Vehicular access off Evenlode Road. Refused 1972

19/00086/OUT Erection of up to 67 dwellings, open space, and landscaping (Outline application). Permitted 2020

21/02867/HEDGE Removal of 55m of hedgerow - To facilitate access to the site as approved under application reference 19/00086/OUT. Permitted 2021

2.2 Adjacent County Council Highway Depot to the South

CD.4204 Outline application for a bungalow and agricultural workshop. Granted 1966

CD.4204/Ap Bungalow. Granted 1967

CD.4204/Ap/1 Agricultural workshop. Granted 1967

CD.4204/D Erection of a building to provide a workshop and shop. Alteration to existing vehicular access. Granted 1989

CD.4204/E Change of use of existing workshop and storage premises to vehicle maintenance, office and general storage facility. Granted 1998

06/02605/TELEC Erection of 15m column mast accommodating three number antennae and two ground based cabinets, one meter cabinet and ancillary equipment.

09/0025/CWREG3 Erection of salt and plough storage buildings, refurbishment of existing depot building and associated works to facilitate relocation of highways depot. Granted May 2009 - GCC application

14/03650/TELEC Proposed base station installation Prior approval not required 2014

15/02756/TELEC Replacement of existing 15m monopole with 3 antennas with a 15m monopole with 6 antennas and 2 microwave dishes, the removal and replacement of 2 equipment cabinets and development ancillary thereto. Prior approval not required. July 2015

3. Planning Policies:

EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN6 Special Landscape Areas
EN7 Trees, Hedgerows & Woodlands
EN8 Bio & Geo: Features Habitats & Species
EN10 HE: Designated Heritage Assets
EN14 Managing Flood Risk
EN15 Pollution & Contaminated Land
INF3 Sustainable Transport
INF4 Highway Safety
INF5 Parking Provision

4. Observations of Consultees:

4.1 Gloucestershire County Council Highways: No objection

4.2 Gloucestershire County Council Lead Local Flood Authority: No objection

4.3 Environmental and Regulatory Services Noise: No objection

4.4 Thames Water: No objection

5. View of Town/Parish Council:

5.1 Response dated the 12th August 2021:

'Moreton-in-Marsh Town Council recognises that the site is a strategic allocation for 63 dwellings, and that Outline permission for up to 67 dwellings was granted via 19/00086/OUT. Therefore the principle of development has already been decided and our comments must be limited to the details of this application.

However, we object to this Reserved Matters application for the following reasons:

(1) New evidence has emerged locally since the Outline permission was granted that affects the viability of this proposal. Namely education provision, highways capacity (particularly the two mini-roundabouts on the High Street) and sewerage capacity, as evidenced by the Dunstall Farm application (19/02248/FUL). We ask CDC to reconsult with GCC Education, GCC Highways and Thames Water to ensure the current situation is fully understood and that the proposed mitigations of this application are adequately mitigated.

(2) We object to the sewerage connection being to the north-west of the site, connecting to the pumping station. As evidenced above, the pumping station is 50 dwellings from being over-capacity, so we strongly suggest it would make more sense for this development to connect directly to the treatment centre a few hundred meters to the east of the site (which the pumping station feeds into). We ask CDC and the developer to robustly make this case to Thames Water.

(3) We note that the proposal is in-line with GCC's parking provision recommendation, but seek clarity on the non-visitor parking spaces. At one point 18 spaces are proposes, at another only 12. We believe the higher number might not even be adequate to prevent off-site parking on what is already a highly congested highway (Evenlode Road).

(4) We also believe the Resident Travel Plan's target of essentially a 1% reduction in car use per year is unacceptably weak given the over-capacity roundabouts locally, the site's location far from the High St and local services such as the supermarkets and healthcare centre, and the climate emergency. We ask CDC and GCC scrutinise this report and negotiate a more ambitious target with more robust delivery support.

(5) We would further like to report our disappointment that no allotment provision was included in this proposal. We would like to confirm that the road will be adopted at 20mph when the time comes, and that an adequate parking management strategy be deployed from the outset (including yellow lines, etc.).'

6. Other Representations:

6.1 17 Objections and 1 general comments received.

6.2 Main grounds of objection are:

i) Evenlode road already struggles with passing traffic as cars are parked on the road, adding another 130+ cars (assumption each house has 2 cars or visitors) will create a dangerous or impassable situation on this road.
ii) Moreton has now had its fair share of housing so more housing is not required as provides not benefit to our town.
iii) Our back garden will now back on to an entire new estate.
iv) Overdevelopment
v) Chicken hutch designs.

vi) Moreton-in-Marsh is at full capacity already. The traffic is already horrendous and the village often gridlocked. The local amenities we do have are under an ever increasing strain to keep up such as schools, GPS, dentist, vets etc.

vii) How will Evenlode Road take extra traffic from 67 houses.

viii) Adverse impact of construction on local residents.

ix) Site is a place of natural beauty and peacefulness where one could enjoy the walk through the field and get away from the already busy Moreton in Marsh. It has been an oasis to many during Covid to walk and enjoy the flora and fauna. It is breaking the hearts of many to lose this bit of green. Its a wonderful place to bring dogs and let them run free. Children have enjoyed this natural area to run and play...Tourists have enjoyed it and often commented on the beauty of it....and yet all of this is about to be completed destroyed forever.

x) Impact on future residents of sewage works.

xi) Impact on future residents of lighting and noise from local highway depot.

xii) This development is accessed by a road that due to parking is only a one way lane that is inadequate at the moment let alone with the addition of more houses and cars. The problem arises at evenings and weekends when everyone is at home parked and not at work. We have horses, cyclists, runners and walkers who use this road with no pavements along it so it wouldn't be too long before there is an accident.

xiii) The design of the houses are ugly and not in keeping with the area at all. The three affordable houses that have been put at the front of the estate will lower the tone of the area as they are being squeezed into the estate at the front with no front gardens.

xiv) The entrance into the estate should be moved past the bungalows on that road because the lights of cars coming in and out in the evenings would impact on those bungalows.

xv) Loss of privacy.

xvi) Request submission of Construction Method Statement.

xvii) Right of Way should be kept open during construction.

xviii) Use of one single building material is a risk. Overall success of the development will depend upon whether the chosen bricks can deliver on the big role that they are being asked to play.

xix) Too many houses in the area, in the wrong place.

xx) The loss of field will be another green area lost and never replaced, with consequent loss of bird, insect and animal life.

xxi) Moreton has been over developed, with no improvement in services in the area, schools doctors dentists sewage systems roads etc and therefore this development should be declined.

xxii) Impact of car headlights on property from cars coming out of the site entrance.

6.3 General comments are:

i) Will the hedge be still kept as the last time it was staying there? Will the people who buy be told about the sewer beds that can give of a bit of a smell sometimes.

7. Applicant's Supporting Information:

Planning Statement
Design and Access Statement
Soft & Hard Landscape Management Plan
Highway Technical Note

Residential Travel Plan

8. Officer's Assessment:

Background and Proposed Development

8.1 Outline planning permission was granted in February 2020 (19/00086/OUT) for the erection of up to 67 dwellings, open space, and landscaping on this site. Details relating to site access were also agreed as part of the Outline permission. This current application seeks Reserved Matters approval for details relating to Appearance, Scale, Layout and Landscaping.

8.2 The proposed dwellings will consist of 40 open market dwellings and 27 affordable dwellings. The open market dwellings will comprise 9 x 3 bed, 26 x 4 bed and 5 x 5 bed units. The affordable dwellings will comprise 8 x 1 bed apartments, 1 x 1 bed bungalow, 1 x 2 bed bungalow, 11 x 2 bed dwellings and 6 x 3 bed dwellings. The affordable housing will comprise 22 rented units and 5 shared ownership units. The mix, size and tenure of the affordable units accords with the requirements of the S106 legal agreement attached to the Outline permission.

8.3 A total of 3 of the open market plots will be set aside as serviced self/custom build plots in accordance with the requirements of the S106 agreement.

8.4 Of the 67 dwellings proposed, 65 dwellings will be 2 storey in height. The remaining 2 dwellings will be bungalows. The 2 storey dwellings will measure between approximately 8.7m and 9.7m in height. The bungalows will measure approximately 7m in height. In addition to the proposed dwellings it is proposed to erect 40 garages. The garages will serve the open market dwellings. All but 2 of the garages will have flat roofs. Two of the garages will have pitch roofs. The garages will measure approximately 3m and 6m in height respectively.

8.5 The external walls of the proposed dwellings and garages will be constructed in a buff coloured brick. The roofs of the dwellings will be covered with artificial stone tiles. Windows will have aluminium frames.

8.6 The development will provide a total of 174 car parking spaces, including 30 courtyard spaces, 47 garages and 97 spaces on plots.

8.7 Vehicular access to the site will be a new entrance onto Evenlode Road located in the northern part of the site's western boundary. The position of the access was approved at the Outline stage.

(a) Design and Impact on the Character and Appearance of Moreton-in-Marsh Surrounds Special Landscape Area

8.9 The application site is located within Moreton-in-Marsh Surrounds Special Landscape Area (SLA).

8.10 The following Local Plan policies are considered relevant to the proposal:

8.11 Local Plan Policy EN2 Design of the Built and Natural Environment

'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

8.12 Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. 'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.

2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'

8.13 Local Plan Policy EN6 Special Landscape Areas states:

'Development within Special Landscape Areas will be permitted provided it does not have a significant detrimental impact upon the special character and key landscape qualities of the area including its tranquillity'.

8.14 In terms of national guidance, paragraph 130 of the National Planning Policy Framework (NPPF) states:

'Planning policies and decisions should ensure that developments:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) Are visually attractive as a result of good architecture, layout and appearance and appropriate and effective landscaping;

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

8.15 Paragraph 174 of the NPPF states that planning policies and decision should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' *and* '*recognising the intrinsic character and beauty of the countryside*'.

8.16 On the basis of the SLA designation Officers consider that the site falls within a valued landscape. Paragraph 174 of the NPPF is therefore applicable when considering this application.

8.17 The application site comprises part of a larger agricultural field. It is bordered to the north by post war housing development. An employment estate is located to the north-east of the site and a water treatment/sewage works to its east. A County Council Highway depot is located adjacent to the southern boundary of the application site. The character of the site is heavily influenced by the development located adjacent to it. The site is located within Moreton-in-Marsh Development Boundary and is also allocated for residential use. The introduction of 67 dwellings onto the site has also been determined acceptable, in-principle, by virtue of the approval of the Outline application in 2020.

8.18 The existing site is relatively flat and open. A principal feature of the site is a Public Right of Way (HMM10) which extends diagonally in a north-west to south-east direction through the centre of the application site. The proposed scheme seeks to retain the route of the Right of Way thereby creating a central avenue through the development. Dwellings will be arranged in a linear manner either side of the avenue. The aforementioned dwellings will front onto the avenue. A network of side roads will lead off from the central avenue and will provide access to other dwellings within the development. The creation of a principal road with secondary roads extending from it is considered to be respectful of traditional Cotswold street patterns.

8.19 The housing layout is linear in form. It is therefore reflective of a pattern of development that is evident along Evenlode Road, Wellington Road and Evenlode Gardens to the north. Rows of dwellings of similar sizes and designs are a characteristic feature of the existing area. The layout of the proposed scheme incorporates lines of dwellings of a relatively uniform size, scale and design and is considered to respond in a sympathetic manner to the character of the area.

8.20 The provision of the central avenue enables the creation of a green corridor through the site. In addition, a central green will be created midway along the avenue. A play area will also be created to the north of the avenue and a green will be created adjacent to the site entrance. New tree planting will also be introduced along the central avenue. Paragraph 131 of the NPPF identifies that '*trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined*'. The current proposal is considered to accord with the guidance set out in the aforementioned paragraph. New tree planting will also be undertaken throughout the site and along the site boundaries. New native species hedgerows will be planted along the eastern and southern boundaries of the application site. The majority of the existing roadside hedgerow will be retained. The exception will be a stretch of hedgerow measuring approximately 45m in length that will be removed to facilitate the creation of the site access. The removal of this section of hedgerow was agreed at the Outline stage.

8.21 The majority of the proposed housing will be positioned towards the central and northern parts of the site. As a consequence, the amount of built development lying adjacent to Evenlode Road in the west, or the agricultural field to the east and south, will be relatively modest having regard to the level of development as a whole. Only 2 dwellings will lie alongside Evenlode Road, thereby limiting the visual presence of development along the roadside. The creation of the balancing pond in the south-western corner of the site will help to provide a green buffer between housing and Evenlode Road thereby reducing the visual presence of the southern part of the development. The eastern and southern boundaries will largely be defined by gardens thereby providing a relatively soft edge to the development where it abuts the open countryside. In combination with the proposed boundary planting, it is considered that the proposed scheme will not have an adverse impact on the character or appearance of this part of the SLA.

8.22 The proposed development will primarily consist of 2 storey dwellings. The dwellings are therefore of a scale that is consistent with existing development in the locality.

8.23 The creation of a central avenue will enable the route of the existing Public Right of Way to be retained thereby allowing pedestrian access through the site to continue.

8.24 In terms of appearance, the applicant has sought to pursue a contemporary design approach, especially in terms of window and door details, eaves details and chimneys. The Cotswold Design Code offers support for a more modern interpretation of traditional building forms. Paragraph D.29 of the Cotswold Design Code states that '*original and innovative proposals that reinforce a sense of place and help raise the standard of design generally are welcomed. A contemporary design should make strong local references and respect elements of the Cotswold vernacular, in order to maintain the architectural distinctiveness of the area*'.

8.25 The proposed dwellings are gable ended and have proportions which are reflective of traditional Cotswold building forms. In addition, the proposed dwellings have a relatively plain and unfussy appearance. The fenestration and eaves detailing, whilst modern in appearance, are considered to respect traditional Cotswold building forms. The use of artificial stone tiles also references traditional Cotswold building materials. The use of a buff coloured brick will provide a visual connection with Cotswold stone in terms of the colour of the material. The colour of the brick is therefore considered appropriate. Moreover, it is also noted that properties adjacent to the site are constructed in brick. The use of white render is also evident on Wellington Road to the north. The surrounding area is therefore characterised by a variety of building materials. Notwithstanding this, it is also of note that existing development is characterised by groups of buildings which are constructed in the same material. For example, Wellington Road is characterised by white rendered dwellings and Evenlode Gardens by brick properties. The use of a single building material within the site is therefore considered to reflect the character of the area.

8.26 With regard to energy efficiency, the applicant has submitted an Energy and Sustainability Statement which sets out a number of measures which are intended to address climate change. The submitted statement states:

'The proposed dwellings will be constructed following a fabric first approach to reduce energy demand, incorporating high standards of thermal insulation, airtightness and thermal bridging, together with efficient heating and lighting systems, including the incorporation of Air Source Heat Pumps for space and water heating.

In accordance with the Net Zero Carbon Toolkit, Air Source Heat Pumps will be installed in all dwellings in order to significantly reduce their energy use intensity (EUI).The statement will demonstrate that a 56.49% reduction in CO2 emissions from the interim Part L1A 2021 Building Regulations baseline will be achieved.

Backhouse Housing, in conjunction with a specialist consultant and contractor, will install a 7kW EV charger to all dwellings at this development.'

8.27 It is considered that the proposed development will incorporate measures which reasonably address the issues of climate having regard to current policy and guidance.

8.28 This application is accompanied by a Soft & Hard Landscape Management Plan and an Ecological Management Plan. The aforementioned documents set out post-construction maintenance and management regimes for landscape and ecological features. This will ensure that such features are maintained and managed in an appropriate manner over the longer term.

8.29 Overall, it is considered that the scale, appearance, layout and landscaping of the proposed scheme are acceptable and in accordance with Local Plan Policies EN2, EN4 and EN6 and guidance in Section 12 of the NPPF.

(b) Highway Safety and Parking

8.30 The proposed development will be served by a new vehicular access which will open onto Evenlode Road to the west. The details of the aforementioned access were agreed at the Outline application stage. The issue of traffic generation and the capacity of Evenlode Road to accommodate additional vehicles from the development of this site were also considered at the Outline stage. The existing road network and the new access point have therefore already been determined to be capable of catering for the level of development proposed. The current application is therefore seeking approval for matters such as the internal road layout of the site, parking, cycle storage, refuse collection and vehicle manoeuvrability.

8.31 With regard to the internal road layout, the proposed layout provides adequate manoeuvrability and visibility for vehicles within the site. The layout makes provision for refuse and service vehicles as well as motor cars. The proposed layout also allows for the safe movement of pedestrians and cyclists through the site.

8.32 With regard to car parking, the applicant is proposing to create 174 parking spaces consisting of 97 spaces on house plots, 30 in courtyards and 47 in garages. The level of car parking is considered to be commensurate with the size and type of development being proposed in accordance with Local Plan Policy INF5.

8.33 Each dwelling will be provided within an electric vehicle charging point and provision for secure cycle storage.

8.34 Gloucestershire County Council (GCC) Highway Officers consider the proposed development to be acceptable in respect of highway safety, car parking and cycle provision.

8.35 It is considered that the development accords with Local Plan Policies INF3, INF4 and INF5 and guidance contained in Section 9 of the NPPF.

(c) Impact on Residential Amenity

8.36 The floorspace of each dwelling will meet the minimum space standards as required by Local Plan Policy H1.

8.37 Each dwelling (including apartments) will be provided with an area of outdoor amenity space. The amount of outdoor space is considered to be commensurate with each of the respective dwellings and in accordance with guidance in the Cotswold Design Code.

8.38 The proposed dwellings will be sited in a manner that will provide adequate levels of light and privacy to future residents. In addition, the proposed dwellings are located sufficiently distant from existing properties to avoid an unacceptable loss of privacy or light to existing residents adjoining the application site. The proposal is considered not conflict with guidance in BRE document IP23/12 Site Layout Planning for Daylight.

8.39 The Outline permission established that the site could accommodate residential development in principle without being subject to unacceptable levels of odour or noise from the Thames Water treatment works to the east, the employment site to the north-east of the GCC depot to the south. A condition was attached to the Outline permission requiring details of noise insulation to be agreed. These details will be agreed separately to this application. Notwithstanding this, the Council's Environmental and Regulatory Services Section has examined the application and raised no objection in principle to the proposed location of the dwellings.

8.40 Overall, it is considered that the proposed development will provide future occupants with an acceptable level of residential amenity. In addition, the proposal is considered not to have an unacceptable adverse impact on the amenity of existing residents.

Other Matters

8.41 The comments of Moreton-in-Marsh Town Council are noted. With regard to financial contributions, the level of contribution was established at the Outline stage. As this application is a Reserved Matters application, it is not possible to re-assess the level of contribution as part of the determination of this application.

8.42 With regard to drainage, Conditions 15 and 16 of the Outline permission require surface and foul water drainage details to be approved prior to the commencement and occupation of the development respectively. A detailed drainage scheme will therefore be assessed as part of the details reserved by condition process. Notwithstanding this, Gloucestershire County Council Lead Local Flood Authority and Thames Water have been notified of this application and raise no objection.

8.43 With regard to the Travel Plan, Condition 6 of the Outline permission requires details of such a document to be approved prior to occupation of the development. As with drainage, the Travel Plan matter will be addressed through the details reserved by condition process.

9. Conclusion:

9.1 Overall, it is considered that the layout, scale, appearance and landscaping details are acceptable. It is therefore recommended that the application is approved.

10. Proposed conditions:

1. The development hereby approved shall be carried out in accordance with the following drawing number(s):

210303 GT 01 01, 210303 GT 01 02, 210303 GT 01 03, 210303 GT 01 04,

210303 HT A 01 01 C, 210303 HT A 01 02, 210303 HT A 02 01, 210303 HT A 02 02, 210303 HT B 01 01 C, 210303 HT B 01 02, 210303 HT B 02 01 B, 210303 HT B 02 01, 210303 HT C 01 01 D, 210303 HT C 02 01 B, 210303 HT D 01 01 C, 210303 HT D 02 01 B, 210303 HT D 02 01 B, 210303 HT E (T1) 01 01 B, 210303 HT E (T1) 02 01 A, 210303 HT E (T2) 01 02 A, 210303 HT E (T2) 01 03, 210303 HT E (T2) 02 02 A, 210303 HT E (T2) 02 03, 210303 HT F 01 01 A, 210303 HT F 01 01, 210303 HT F 02 01 A, 210303 HT F 02 02, 210303 HT G (T1) 01 01 A, 210303 HT G (T1) 01 01, 210303 HT G (T1) 02 01, 210303 HT G (T1) 02 02, 210303 HT G (T2) 01 03 B, 210303 HT G (T2) 01 04, 210303 HT G (T2) 02 03 B, 210303 HT G (T2) 02 04, 210303 HT H 01 01 C, 210303 HT H 01 01, 210303 HT H 02 01 A, 210303 HT H 02 02,

210303 L 01 01, 210303 L 02 01 AB, 210303 L 02 02 C, 210303 L 02 03 D, 210303 L 02 04 C, 210303 L 02 05 C, 210303 L 02 06 C, 210303 L 02 08 C,

210303 SE 02 01, 210303 SE 02 02, 210303 V 01 01, 210303 V 01 02,

7982/01/01, 7982/01/02, 7982/01/03, 7982/01/04, 7982/501,

NPA 11146 500 P03, NPA 11146 501 P03, NPA 11146 502 P03, NPA 11146 503 P03, NPA 11146 505 P02,

NP1 11146 600 P03, NPA 11146 601 P03, NPA 11146 602 P03, NPA 11146 603 P03, NPA 11146 605 P03, NPA 11146 606 P03, NPA 11146 607 P03, NPA 11146 608 P03.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

2. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

3. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed brick colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.
Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

4. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

5. The entire landscaping scheme shall be completed by the end of the first planting season (1st October to the 31st March the following year) following the first occupation of the dwelling hereby permitted.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policies EN2, EN4 and EN6.

6. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policies EN2, EN4 and EN6.

7. The roadside hedgerow lying alongside Evenlode Road shall be maintained/managed fully in accordance with a Hedgerow Maintenance/Management Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any external walls of the development hereby permitted. The roadside hedgerow shall be maintained/managed fully in accordance with the approved Hedgerow Maintenance/Management Plan thereafter.

Reason: To safeguard the existing roadside hedgerow which makes an important contribution to the character and appearance of the area in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN6.

8. Prior to the first occupation of any dwelling hereby permitted, the Local Area for Play (LAP) shall be equipped with play equipment fully in accordance with details that have been first agreed in writing by the Local Planning Authority and the LAP shall be retained in accordance with the approved details thereafter unless similar replacement equipment is first approved in writing and subsequently installed within one month of the removal of the equipment to be replaced.

Reason: In order to ensure that play equipment is provided within a reasonable timeframe in the interests of the amenity of future residents in accordance with Local Plan Policy INF2.

9. The development hereby permitted shall be undertaken fully in accordance with the Soft & Hard Landscape Management Plan NPA 11146 800 P02 01/11/2021 and it shall be maintained and managed fully in accordance with the details in the aforementioned plan thereafter.

Reason: In order to ensure that landscaping within the development is maintained and managed to an acceptable standard in order to that the scheme respects the character and appearance of Moreton-in-Marsh Surrounds Special Landscape Area in accordance with Local Plan Policies EN4 and EN6.

10. The development hereby permitted shall be undertaken fully in accordance with the recommendations in the Ecological Management Plan September 2021 Rev 2 and it shall be maintained and managed fully in accordance with the details in the aforementioned plan thereafter.

Reason: In order to ensure that the scheme protects and enhances biodiversity in accordance with Local Plan Policy EN8.

11. Prior to the first occupation of each dwelling hereby permitted, each respective dwelling shall be fitted with an electric vehicle charging point in accordance with the details shown on drawing 210303 L 02 06 C. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced, in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3.

12. Prior to the first occupation of any dwelling hereby permitted, details of secure covered cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Each dwelling hereby permitted shall be provided with secure covered cycle storage in accordance with the approved details and the details shown on drawing 210303 L 02 05 C prior to its first occupation.

Reason: To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3.

13. Prior to the erection of any external walls of the new build dwellings hereby permitted, details of the energy efficiency measures to be introduced into each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The energy efficiency measures shall, at a minimum, accord with the recommendations set out in the document titled Energy and Sustainability Statement by AES Sustainability Consultants Ltd September 2021. The approved measures shall be installed in each dwelling fully in accordance with the approved details prior to the occupation of each respective dwelling.

Reason: In order to ensure the creation of an energy efficient development that addresses the impact of climate change.

14. Prior to the first occupation of each dwelling hereby permitted, access to the public highway, parking and turning facilities for each respective dwelling shall be provided fully in accordance with the approved plans.

Reason: In order to ensure that adequate and safe access, parking and turning facilities are provided for each dwelling in the interests of highway safety and in accordance with Local Plan Policies INF4 and INF5.

15. Prior to the erection of any external walls of the development hereby permitted, details of all proposed street tree planting, root protection systems, a future management plan, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and the trees shall be planted and managed in accordance with the approved details thereafter.

Reason: To ensure the provision and long term wellbeing of the trees in the interests of highway safety, amenity and the environmental quality of the locality in accordance with Local Plan Policies INF4, EN2 and EN6.

Informatives:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

2. Highway to be adopted

The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's standards and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk . You will be required to pay fees to cover the Councils cost's in undertaking the following actions:

- Drafting the Agreement
- Set up costs
- Approving the highway details
- Inspecting the highway works

You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority.

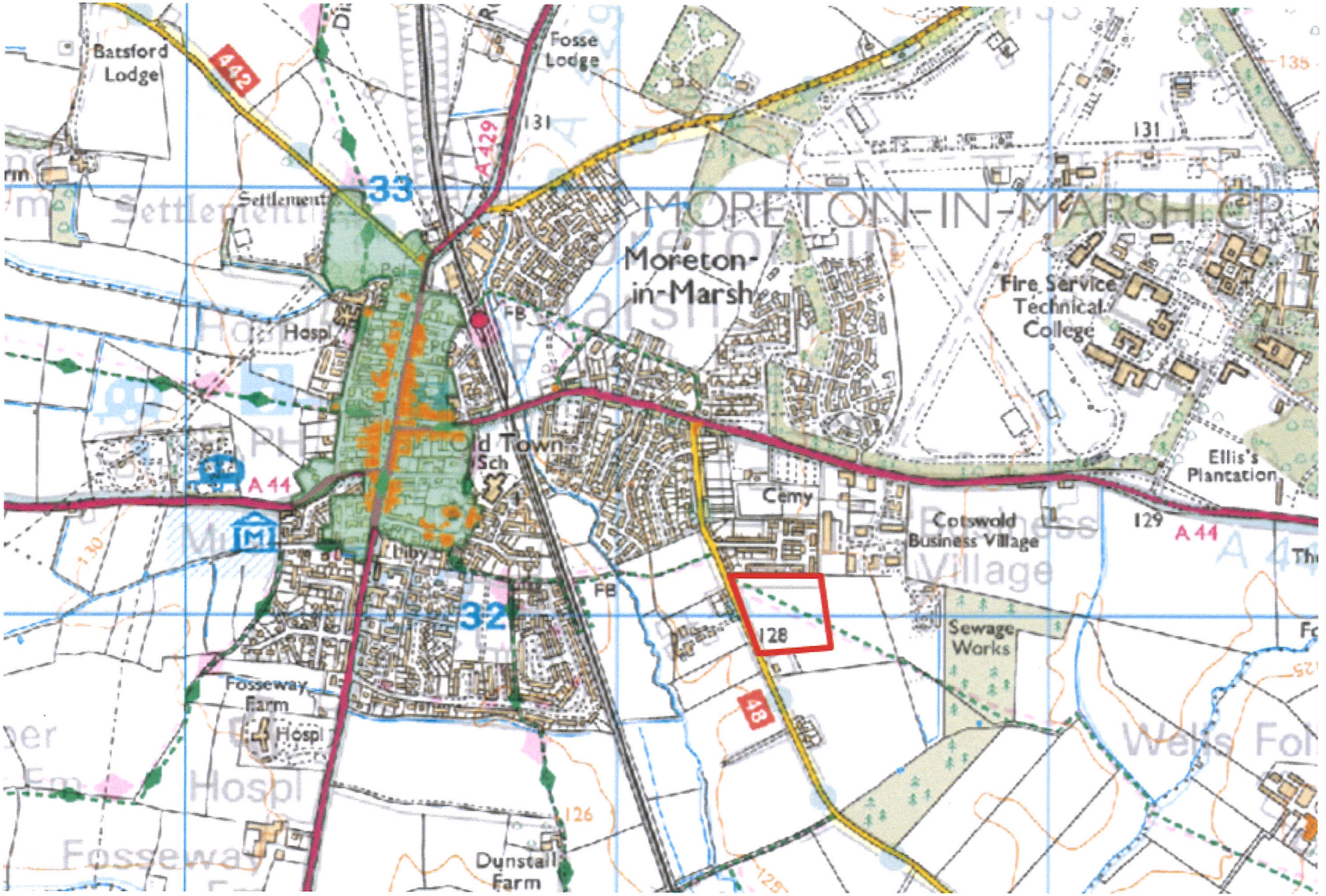
The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.

3. Street Trees

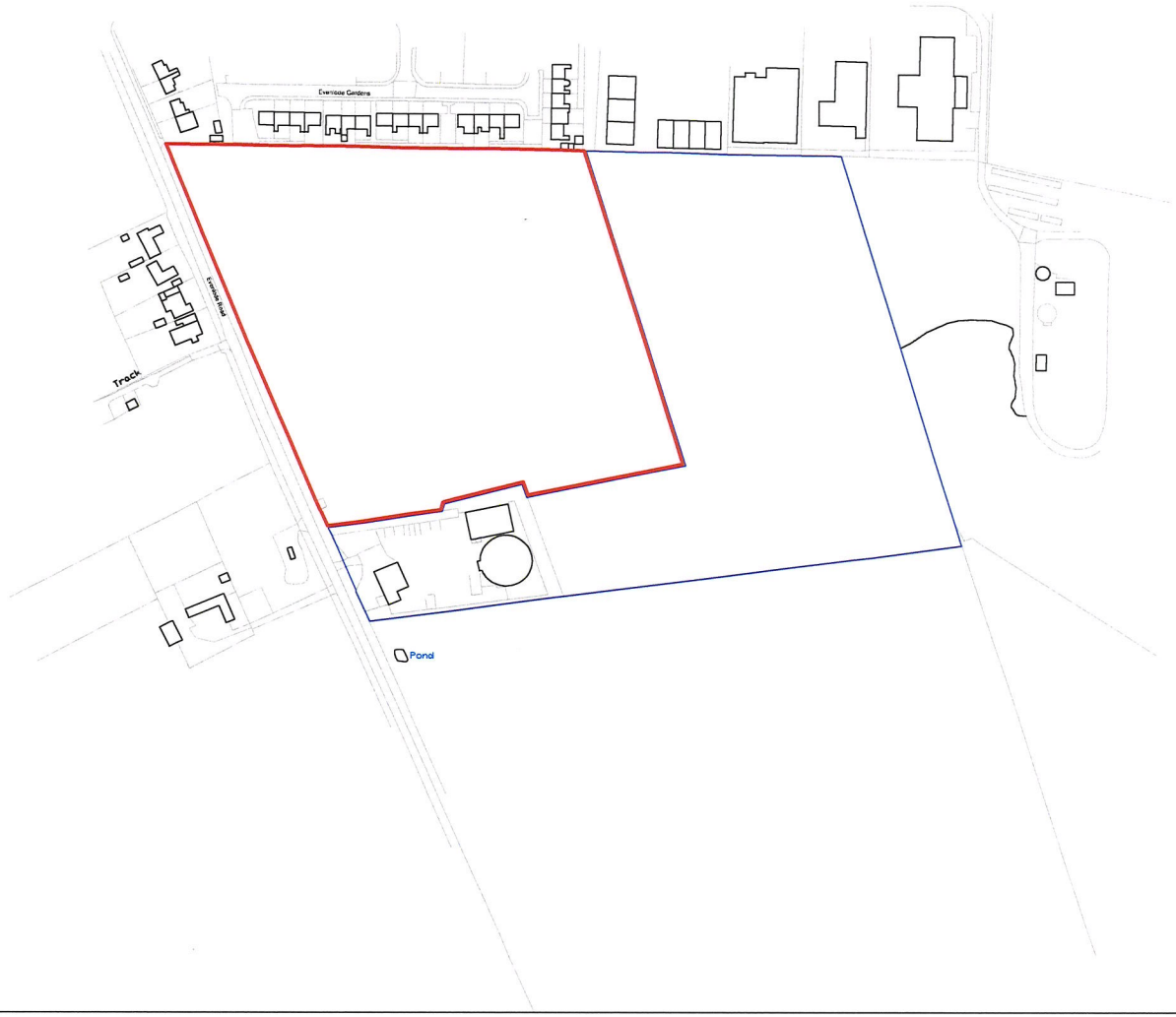
All new streets must be tree lines as required in the National Planning Policy Framework. All proposed street trees must be suitable for transport corridors as defined by Trees and Design Action Group (TDAG). Details should be provided of what management systems are to be included, this includes root protections, watering and ongoing management. Street trees are likely to be subject to a commuted sum.

4. Public Right of Way Impact

There is a public right of way running through the site, the applicant will be required to contact the PROW team to arrange for an official diversion, if the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW department on 08000 514514 or highways@gloucestershire.gov.uk to arrange a temporary closure of the right of way for the duration of any works.


Batsford Lodge
442
Fosse Lodge
A429
131
33
Settlement
MORETON-IN-MARSH CP
Moreton-in-Marsh
Fire Service Technical College
Hospl
FB
Old Town Sch
A44
Cemy
Cotswold Business Village
Ellis's Plantation
129
A44
M
Priby
32
FB
128
Sewage Works
Fosseway Farm
Hospl
A429
126
Dunstall Farm

21/03766/CON



NOTES

Application boundary

Land also under client ownership

N

REV	NOTES	DATE
Moreton-in-Marsh Location Plan		-
		JH / DC
210303 L 01 01	1:2500 @ A3	June 21

CliftonEmerydesign

Hems House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

DRAWING STATUS PLANNING

Above: Indicative site layout.


A Evenlode Road
B Evenlode Gardens
C Council depot
D Cotswold Business Park
Important buildings
Corner turning buildings
Retained PRoW
Active frontages
1 Entrance space
2 Village green
3 Central green
4 Main open space
New hedgerow boundary
Informal gateway from east
Play area
Generally dry area
Permanently wet area
Retained hedgerow
Retained trees and hedgerow

REV	NOTES	DATE
MORETON-IN-MARSH Village Green Visual		- KC/DC
21030 3 V 01 01	N/A@A3	JUL 21

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Herne House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

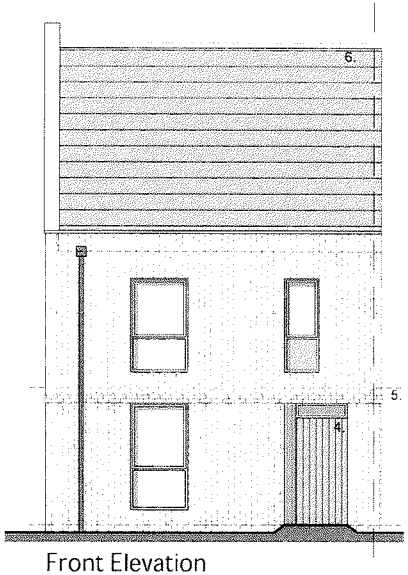
DRAWING-STATUS: ILLUSTRATIVE

HT Apartments - OPP (Affordable)

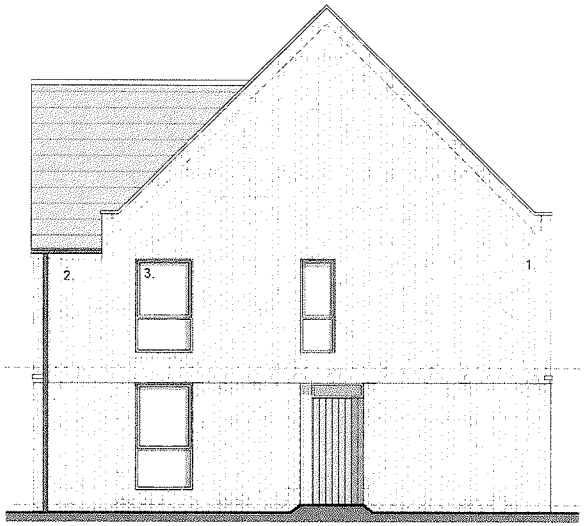
Area:
GF x 50 sqm [538 sqft]
FF x 58.8 sqm [633 sqft]

Materials key:

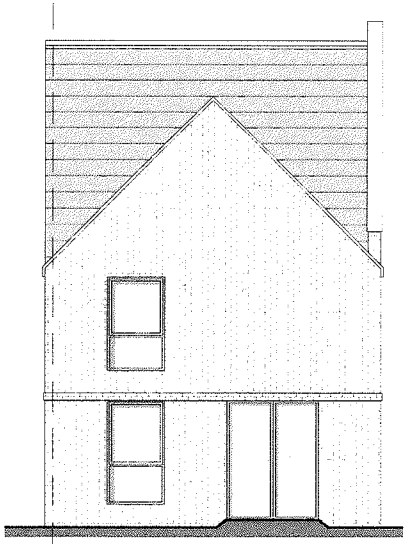
1. Brick (colour/mix tbc)
2. Galvanised rainwater goods
3. Aluminium flush casement windows. (RAL 7035)
4. Painted composite boarded door
5. Central projecting double course brick banding
6. Artificial Stone Tile



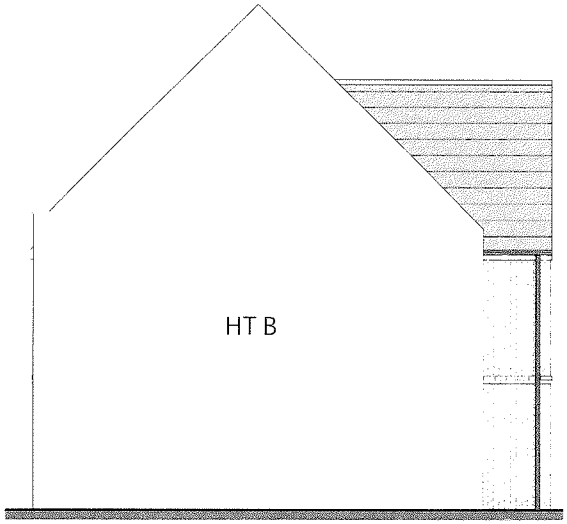
Front Elevation



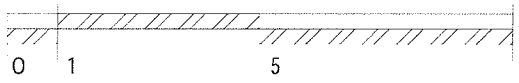
Left Side Elevation



Rear Elevation



Right Side Elevation



REV	NOTES		DATE
MORETON-IN-MARSH HT A - ELEVATIONS (OPP)			- AL/MT
210303 HT A 02 02	1:100@A3		JULY 21

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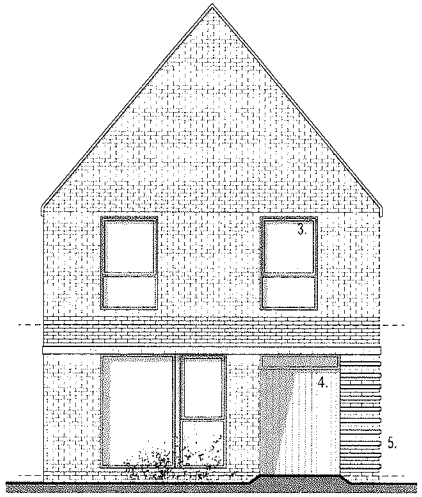
Nelms House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T: 01392 368865 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

DRAWING STATUS: Planning	REFERENCE: AO1 538 / 633

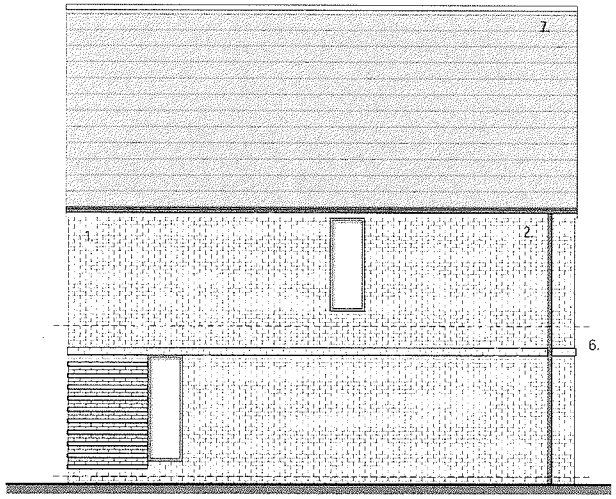
Example house type 5

HT E (T1)

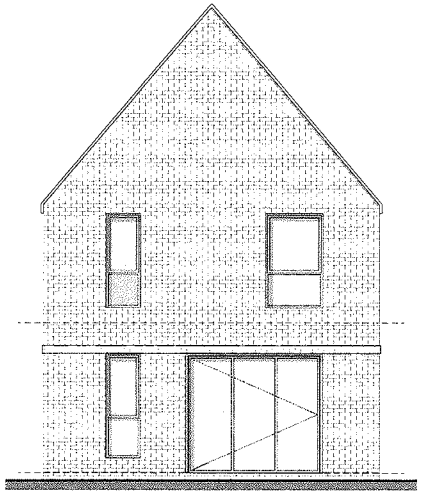
Area: 112.6 sqm
1212 sqft



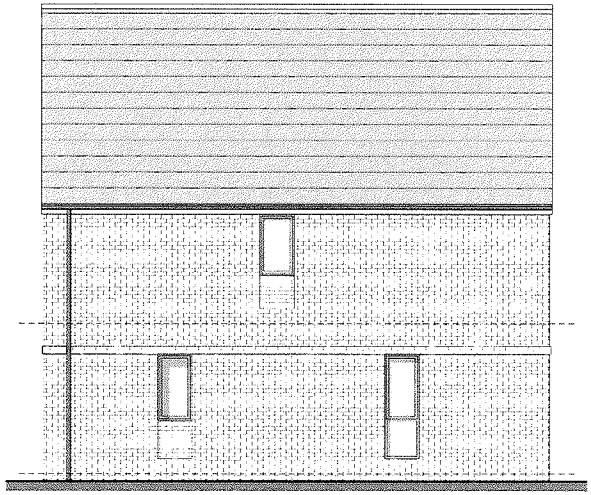
Front Elevation



Right Side Elevation



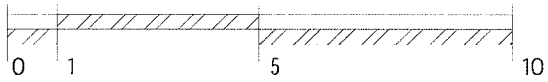
Rear Elevation



Left Side Elevation

Materials key:

1. Brick (colour/mix tbc)
2. Galvanised rainwater goods
3. Aluminium flush casement windows. (RAL 7035)
4. Painted composite boarded door
5. Stepped / projecting brick detailing
6. Central projecting double course brick banding
7. Artificial Stone Tile



REV	NOTES		DATE
A	Planning Submission		AL/MC 01.07.2021
MORETON-IN-MARSH HT E (T1) - ELEVATIONS			A AL/MC
210303 HT E (T1) 02 01		1:100@A3	MAY 21

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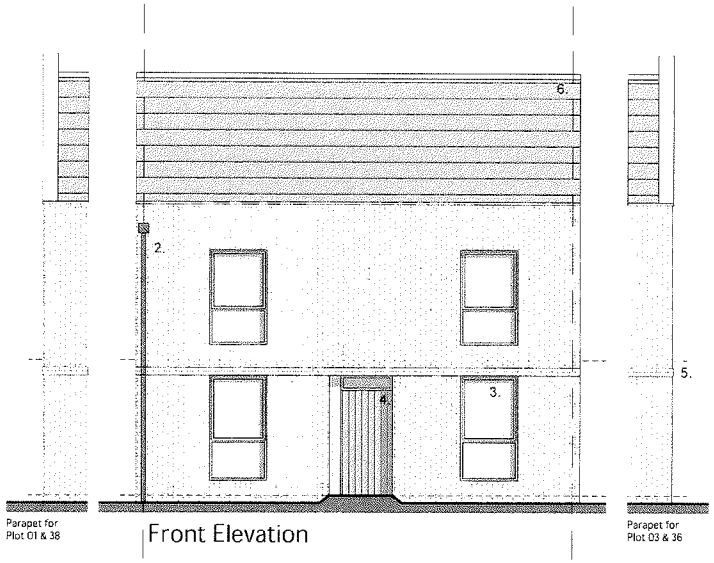
Herma House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T 01392 368866 W www.cliftonemerydesign.co.uk M mail@cliftonemerydesign.co.uk

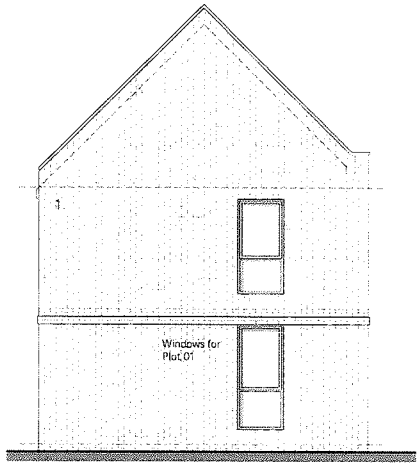
DRAWING STATUS: PLANNING	REFERENCE: TO3 1213

HT C (Affordable)

Area: 93.8 sqm
1009 sqft

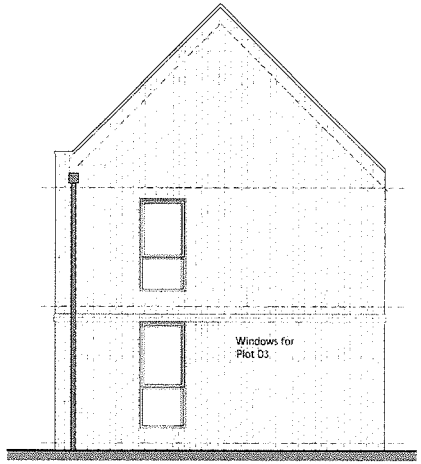


Front Elevation



Left Elevation

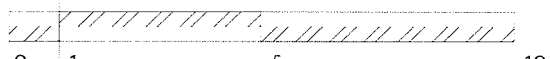
Rear Elevation



Right Elevation

Materials key:

1. Brick (colour/mix tbc)
2. Galvanised rainwater goods
3. Aluminium flush casement windows. (RAL 7035)
4. Painted composite boarded door
5. Central projecting double course brick banding
6. Artificial Stone Tile



REV	NOTES		DATE
B	Planning Submission	AL/MC	01.07.2021
	MORETON-IN-MARSH HT C - ELEVATIONS		B AL/MC
	210303 HT C 02 01	1:100@A3	MAY 21

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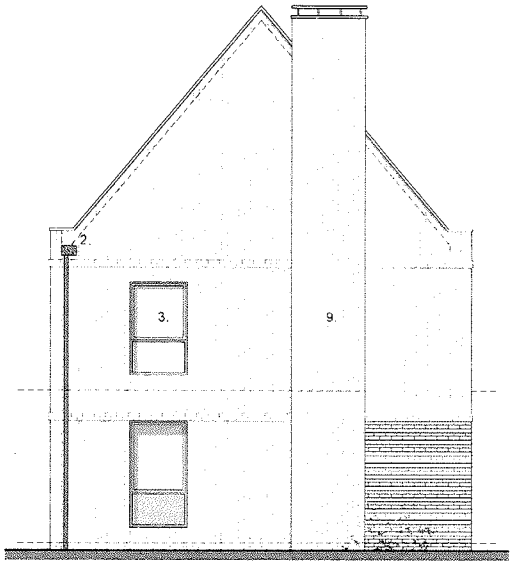
Nerm House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T: 01392 369886 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

DRAWING STATUS: Planning | REFERENCE: A03 1009

HT H (AS)

Area: 190 sqm
2044 sqft

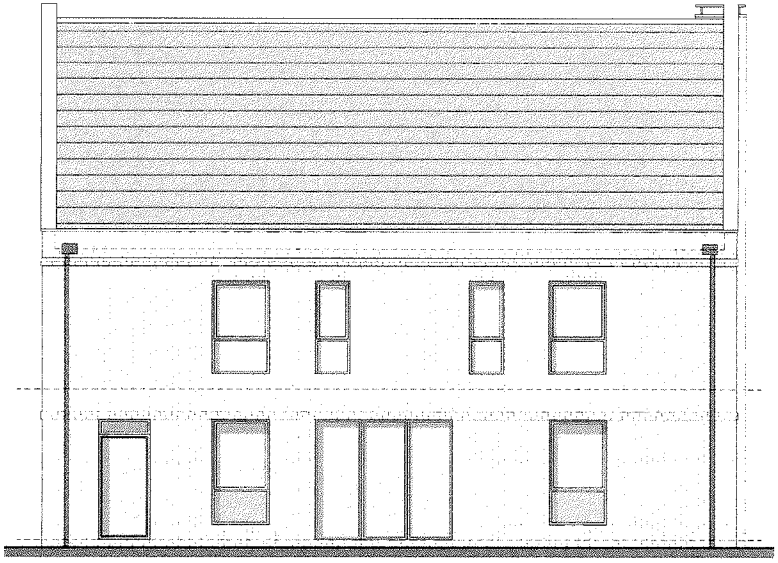
Front Elevation



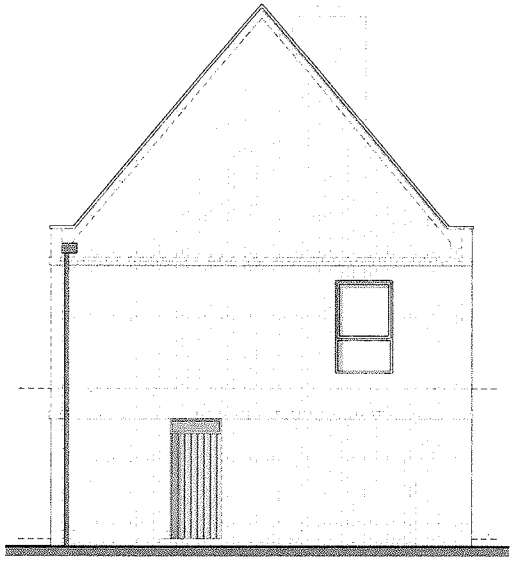
Left Side Elevation

Materials key:

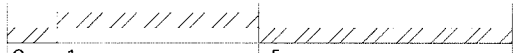
1. Brick (colour/mix tbc)
2. Galvanised rainwater goods
3. Aluminium flush casement windows. (RAL 7035)
4. Painted composite boarded door
5. Central projecting double course brick banding
6. Stepped projecting brick detail
7. Artificial stone tile
8. External Flat roof Portico
9. Chimney



Rear Elevation



Right Side Elevation



REV	NOTES	DATE
A	Planning Submission	AL/MC 01.07.2021

MORETON-IN-MARSH		A
HT H - ELEVATIONS (AS)		JH/MC
210303 HT H 02 01	1:100@A3	JUNE 21

CliftonEmerydesign

Home House 84 Longbrook Street, Exeter, Devon, EX4 6AP
T: 01392 258866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

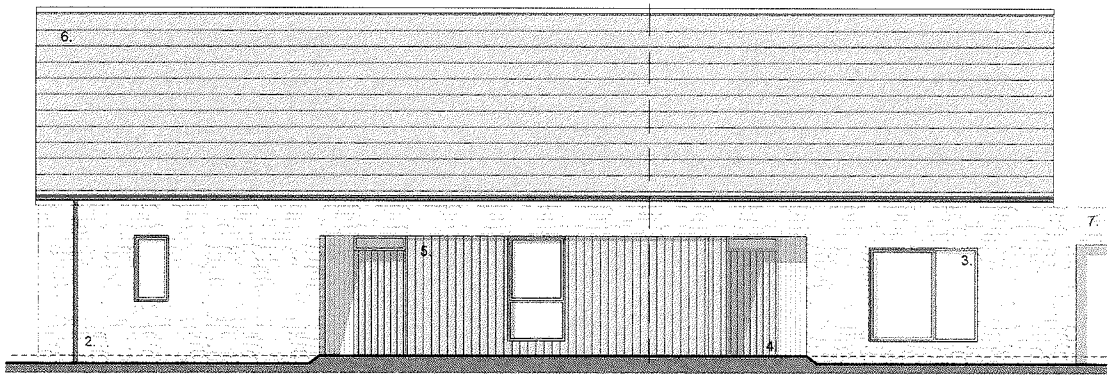
DRAWING-STATUS: PLANNING	REFERENCE: TOS 2044

HT D (T1)
Affordable

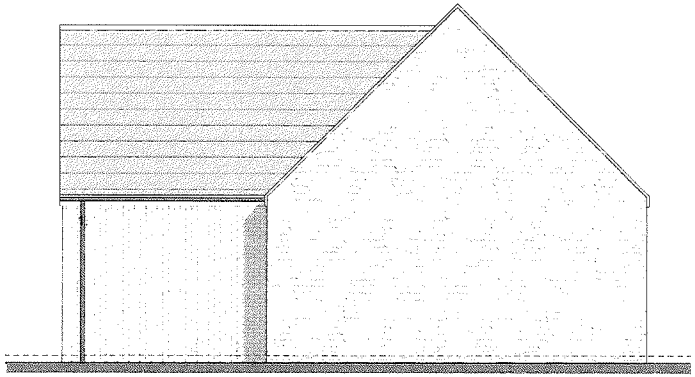
Area: 63.6 sqm
685 sqft

HT D (T2)
Affordable

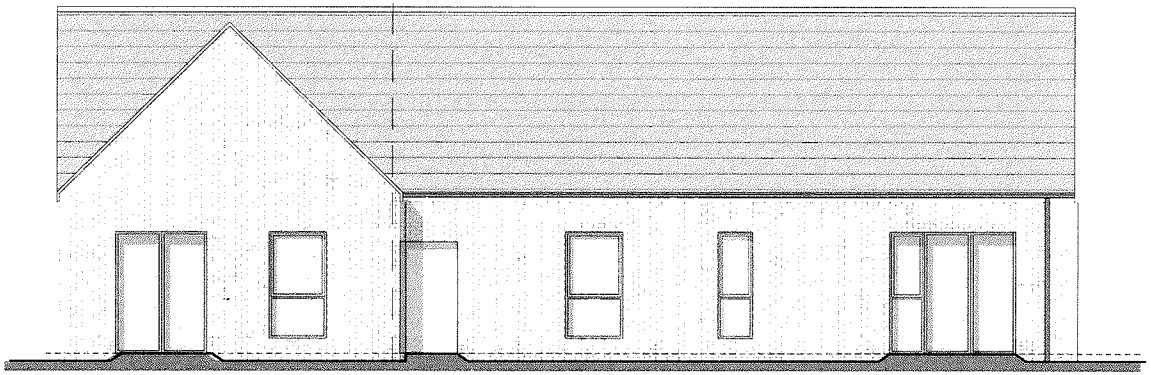
Area: 74.7 sqm
804 sqft



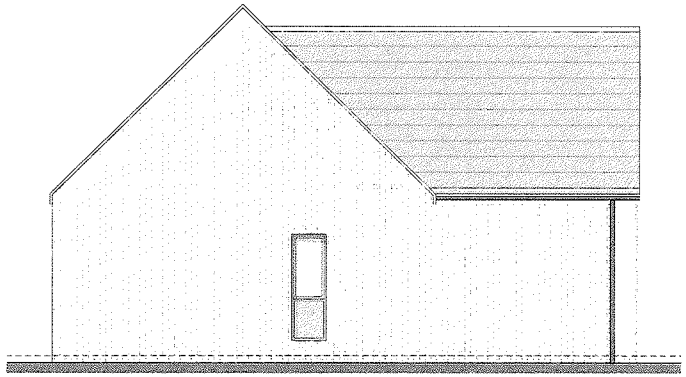
Front Elevation



Left Side Elevation



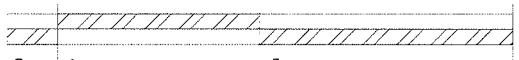
Rear Elevation



Right Side Elevation

Materials key:

1. Brick (colour/mix tbc)
2. Galvanised rainwater goods
3. Aluminium flush casement windows. (RAL 7035)
4. Painted composite boarded door
5. Timber Cladding
6. Artificial Stone Tile
7. Natural Stone Walling



REV	NOTES	DATE
B	Planning Submission	AL/MC 01.07.2021

MORETON-IN-MARSH HT D - ELEVATIONS HT D (PLOTS 45 & 46)		B AL/MC
210303 HT D 02 01	1:100@A3	MAY 21

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Hems House, 84 Longbrook Street, Exeter, Devon, EX4 6AP
T. 01392 368866 W. www.cliftonemerydesign.co.uk M. mail@cliftonemerydesign.co.uk

DRAWING STATUS: Planning	REFERENCE: AO1/02 685/804

NOTES

- Affordable units

House Types:

- HT A
- HT B
- HT C
- HT D
- HT E (T1)
- HT E (T2)
- HT F
- HT G (T1)
- HT G (T2)
- HT H

House Types

N

REV	NOTES		DATE
D	Revised to match Site Layout Rev AB	AI/MC	18.11.21

Moreton-in-Marsh Proposed House Types		D JH / DC
210303 L 02 03	1:500@A1	June 21

CliftonEmerydesign

Hanna House, 84 Longbrook Street, Exeter, Devon EX4 6AP
T 01392 668866 W www.cliftonemerydesign.co.uk M mail@cliftonemerydesign.co.uk

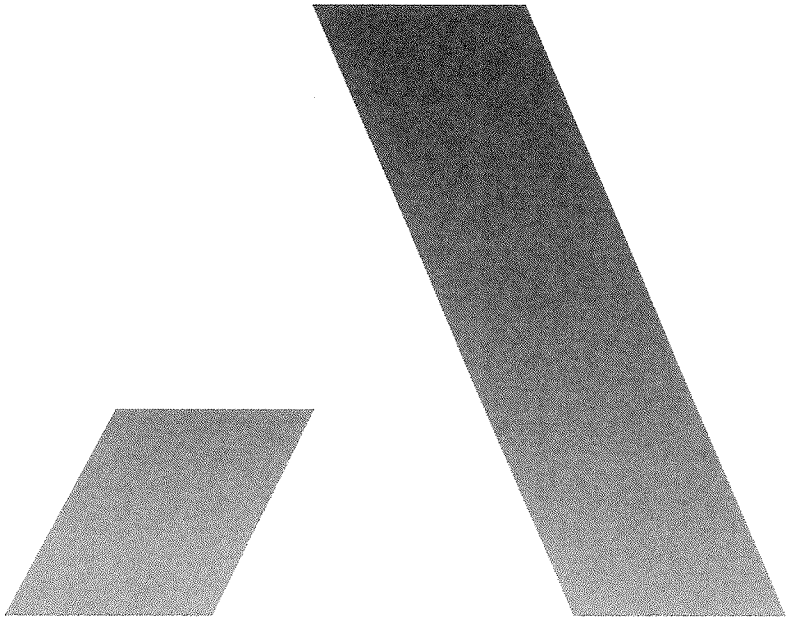
DRAWING STATUS PLANNING

Moreton-in-Marsh
Backhouse Housing

Energy and Sustainability Statement

AES Sustainability Consultants Ltd

September 2021



AES
Sustainability
Consultants

	Author	Date	E-mail address
Produced By:	Kieran Davies	23.09.21	Kieran.Davies@aessc.co.uk
Reviewed By	Alice Gent	23.09.21	Alice.Gent@aessc.co.uk

Revision	Author	Date	Comment
Initial issue	Kieran Davies	23.09.21	Initial Issue
Rev 1	Kieran Davies	28.09.21	Amended energy strategy
Rev 2	Kieran Davies	18.10.21	Amended energy strategy

This statement has been commissioned by Backhouse (Moreton in Marsh) Limited to detail the proposed approach to sustainable construction to be employed at Moreton-in-Marsh. It should be noted that the details presented, including the proposed specifications, are subject to change as the detailed design of the dwellings progresses, whilst ensuring that the overall commitments will be achieved.

AES Sustainability Consultants

Contents

List of figures & tables

AES Sustainability Consultants

1. Introduction

Preface

1.1. Written by AES Sustainability Consultants Ltd on behalf of Backhouse (Moreton in Marsh) Limited, this statement has been prepared in support of the application for development of the site at Evenlode Road, Moreton-in-Marsh.

Development Description

1.2. The development site is located on the south-eastern side of Moreton-in-Marsh, a town situated in the Cotswold District Council area.

1.3. Outline planning permission was granted subject to conditions in February 2020 (ref: 19/00086/OUT) for:

"Erection of 67 dwellings, open space, and landscaping (Outline application) at land to the East of Evenlode Road, Moreton-In-Marsh, Gloucestershire."

1.4. The proposals would deliver 67 dwellings, across a mix of one to five bed detached, semi-detached, terraced houses and maisonettes. The proposed site layout is shown in Figure 1.

Purpose and Scope of the Statement

1.5. The statement has been prepared to address relevant national and local policies relating to sustainable development, including the Cotswold District Council Local Plan Design Code. Moreover, in response to Cotswold District Council's climate emergency declaration in July 2019, Backhouse have expressed a desire to deliver sustainable, energy efficient dwellings that will achieve significant CO_2 emissions savings beyond Part L 2021 of the Building Regulations.

1.6. The statement demonstrates that, following a fabric first approach in conjunction with low carbon energy systems, the development will achieve a 56% reduction in CO_2 emissions compared to the requirements of the interim Part L 2021 of the Building Regulations.

Figure 1. Proposed Site Layout

AES Sustainability Consultants

2. Planning Policy

Current and Future National Policy Standards

2.1. Government policy in relation to the energy performance of buildings has been evolving over the past decade, following government commitments to reduce the emission of greenhouse gases - particularly CO_2. This obligation was enshrined in the Climate Change Act 2008, which commits the UK to achieving a mandatory 80% reduction in the UK's CO_2 emissions by 2050, compared with 1990 levels.

2.2. In 2016, the UK government ratified the Paris Agreement, which provides a framework for governments to pursue the target of limiting global warming below 2°C.

2.3. In June 2019, the Government announced it had set a new net zero greenhouse gas emission target for the UK by 2050, compared with the previous target of at least 80% reduction from 1990 levels.

2.4. The built environment has a key role to play in delivering on these international commitments, as it accounts for approximately a third of overall CO_2 emissions. These commitments have been translated into national policies within the built environment driven by, amongst other mechanisms, the EU Energy Performance of Buildings Directive and the 2012 Energy Efficiency Directive.

2.5. Following the introduction of the 2013 edition of Building Regulations Part L, the successive updates now require regulated CO_2 emissions levels from new build domestic buildings to be approximately 30% lower than 2006 levels.

2.6. The Government proposes that the Building Regulations are the appropriate mechanism to drive future standards with respect to energy consumption, with local authorities able to apply the optional requirements of the national technical standards with respect to water consumption and space.

2.7. In January 2021 the Government released its response to the consultation for the Future Homes Standard, confirming the standards and compliance metrics to be adopted as part of the changes to Approved Document L1A. This was released in response to the new UK law which targets to bring all greenhouse gas emissions to net zero by 2050.

2.8. These changes will be regulated in December 2021 to come into effect in June 2022 and will require new homes to reduce their carbon emissions by 31% over current levels. This is considered an appropriate interim step prior to the introduction of the Future Homes Standard in 2025.

National Planning Policy Framework

2.9. On the 20th July 2021, the Government published the revised National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development

2.10. Chapter 14 of the NPPF outlines its energy and climate change policies. New development should be planned in ways that:

- avoid increased vulnerability to the range of impacts arising from climate change...
- can help to reduce greenhouse emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

2.11. In determining planning applications, local planning authorities should expect new developments to:

- comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

2.12. This chapter also outlines the requirement of Local Plans to take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. The key focus of the NPPF is to support local and regional planning authorities.

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Local Planning Policy & Conditions

2.13. The development will additionally be required to address relevant planning policy contained within the Cotswold District Council Local Plan, adopted in August 2018. This statement is principally concerned with sustainable construction, energy use and CO_2 emissions, therefore the relevant policy is the Sustainable Design section (D.59 - D.62) of the Cotswold Design Code, which should be read in conjunction with 'Policy EN2: Design of the Built and Natural Environment', as extracted below:

> **Cotswold Design Code: Sustainable Construction**
>
> D.59 There is now a greater awareness of the need to ensure that developments are sustainable in their design and construction. The potential impacts of climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies, to adaptations for severe weather events, and the use of local and recycled building materials. Re-use of existing buildings is also often more environmentally sustainable than demolition and new build.
>
> D.60 Elements of sustainable construction can be applied through retrofit, by altering existing buildings, and as part of new build developments. Many aspects of sustainable design need to be considered at the onset of site planning to ensure that they can be achieved, for example the use of building orientation to maximise passive solar gain or sustainable drainage systems (SuDS).
>
> D.61 Other issues are controlled via the Building Control system, but property owners and developers are encouraged to exceed the requirements of those regulations. Detailed guidance on sustainable design is not provided within this Code as there is sufficient guidance provided elsewhere, for example, in the PPG and from Historic England.
>
> D.62 Sustainable design needs to be responsive to the character of the area and the sensitivities of the site. For example a careful and sympathetic approach is required when dealing with listed buildings, and buildings in conservation areas or other sensitive historic or landscape settings, including the Area of Outstanding Natural Beauty. Some measures may be more appropriate in certain contexts than others.

2.14. Following Cotswold District Councils declaration of a climate emergency in July 2019, housing developers have been encouraged to consider the design guidance outlined in the 'Net Zero Carbon Toolkit': a design guide commissioned by the Forest of Dean, Cotswold and West Oxfordshire District Councils. While adherence to the targets outlined in the Net Zero Carbon Toolkit isn't part of the council's adopted policy, Backhouse are committed to delivering energy efficient, low-carbon dwellings, and are proposing an energy strategy that incorporates some key features of the design guidance.

2.15. In accordance with Policy INF3 of the Cotswold District Council Local Plan, and Section 9 of the National Planning Policy Framework, Condition 12 of the decision notice (ref: 19/00086/OUT) states:

"Prior to the first occupation of the development hereby permitted, details of facilities to enable the charging of plug-in and other ultra-low emission vehicles, and a timetable for their implementation, shall be submitted to, and approved in writing by, the local Planning Authority. The facilities shall be provided fully in accordance with the approved details and timetable."

Proposed Policy Response

2.16. This statement is intended to establish the proposed approach to sustainable construction and energy demand reduction to be delivered at the development.

2.17. It is proposed that the development is designed to incorporate all guidance contained within Policy EN2 and the Cotswold Design Code in relation to sustainable design and construction of dwellings.

2.18. The proposed dwellings will be constructed following a fabric first approach to reduce energy demand, incorporating high standards of thermal insulation, airtightness and thermal bridging, together with efficient heating and lighting systems, including the incorporation of Air Source Heat Pumps for space and water heating.

2.19. In accordance with the Net Zero Carbon Toolkit, Air Source Heat Pumps will be installed in all dwellings in order to significantly reduce their energy use intensity (EUI).The statement will demonstrate that a 56.49% reduction in CO_2 emissions from the interim Part L1A 2021 Building Regulations baseline will be achieved.

2.20. Backhouse Housing, in conjunction with a specialist consultant and contractor, will install a 7kW EV charger to all dwellings at this development.

2.21. The following sections of this statement set out the sustainable design considerations which will be applied to the dwellings in order to deliver low energy, comfortable and affordable housing.

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3. Baseline CO_2 Emissions

3.1. In light of the climate emergency declaration made by Cotswold District Council in July 2019, this report proposes a sustainable construction approach that meets, and significantly exceeds, the carbon emissions target set out in the interim Part L 2021 regulations.

3.2. Part L compliance is assessed through the Standard Assessment Procedure (SAP), which uses the 'Target Emission Rate' (TER) - expressed in kilograms CO_2 per metre squared of total useful floor area, per annum - as the benchmark. The calculated performance of the dwelling as designed - the Dwelling Emission Rate (DER) - is required to be lower than this benchmark level.

3.3. Calculations have been undertaken to a representative sample of dwelling types proposed to assess the carbon emissions of the development and build a representative site model to establish the CO_2 reduction beyond the interim Part L 2021. The Part L compliant carbon emissions for a range of dwelling types are reported in Table 1.

Table 1. Part L compliant regulated CO_2 emissions

House Type	Target CO_2 emissions ($kgCO_2/yr$) - Part L 2021
HT B End (2 bed end-terrace)	953
HT B Mid (2 bed mid-terrace)	849
HT C End (3 bed end-terrace)	1,063
HT C Mid (3 bed mid-terrace)	988
HT E(T1) Det (3 bed detached)	1,261
HT F Det (4 bed detached)	1,496
HT G(T1) Det (4 bed detached)	1,607
HT H Det (5 bed detached)	1,906

3.4. The site-wide Part L compliant CO_2 emissions based on these calculations are shown in Table 2.

Table 2. Site-wide Part L compliant CO_2 Emissions

	Site-wide CO_2 emissions ($kgCO_2/year$)
Part L 2021 Compliant	86,557

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4. Energy Reduction Strategy – Fabric First

4.1. The proposed construction specification and sustainable design principles to be applied to the development will ensure that each dwelling meets the CO_2 reductions mandated by Part L1A of the Building Regulations through fabric measures alone.

4.2. It is proposed that the energy reduction strategy for the development incorporates further improvements beyond a Part L compliant specification and initially concentrates finance and efforts on reducing energy demand as the first stage of the Energy Hierarchy (Figure 2).

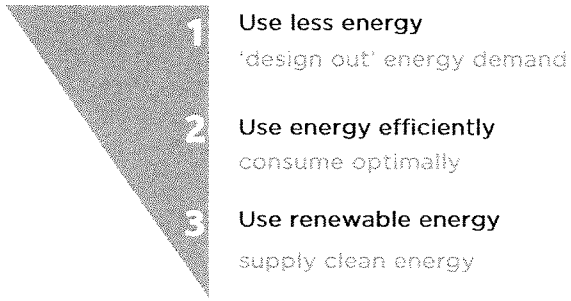

Figure 2. The Energy Hierarchy

Use less energy

4.3. The design of a development - from the masterplan to individual building design - will assist in reducing energy demand in a variety of ways, with a focus on minimising heating, cooling and lighting loads. Key considerations include:

- Building orientation - maximise passive solar gain and daylight
- Building placement - control overshading and wind sheltering
- Landscaping - control daylight, glare and mitigate heat island effects
- Building design - minimise energy demand through fabric specification

[1] Zero Carbon Hub, Zero Carbon Strategies for tomorrow's new homes, Feb 2013.

Use energy efficiently

4.4. The design and specification of building services to utilise energy efficiently is the next stage of the hierarchy, taking into account:

- High efficiency heating and cooling systems
- Ventilation systems (with heat recovery where applicable)
- Low energy lighting
- High efficiency appliances and ancillary equipment

Use low carbon / renewable energy

4.5. Low carbon and renewable energy systems form the final stage of the energy hierarchy, and can be used to directly supply energy to buildings, or offset energy carbon emissions arising from unavoidable demand. This may be in the form of:

- Low carbon fuel sources - eg. biomass
- Heat pump technologies
- Building scale renewable energy systems
- Small-scale heat networks
- Development-scale heat networks

4.6. As this hierarchy demonstrates, designing out energy use should be weighted more highly than the generation of low-carbon or renewable energy to offset unnecessary demand. Applied to the development of new housing, this approach is referred to as 'fabric first' and concentrates finance and efforts on improving U-values, reducing thermal bridging, improving airtightness, and installing energy efficient ventilation and heating services.

4.7. This approach has been widely supported by industry and government, with the Zero Carbon Hub[1] and Energy Saving Trust[2] having both stressed the importance of prioritising energy demand as a key factor in delivering resilient, low energy homes.

[2] Energy Saving Trust, Fabric first: Focus on fabric and services improvements to increase energy performance in new homes, 2010

4.8. The benefits to prospective homeowners of following the Fabric First approach are summarised in Table 3.

Table 3. Benefits of the Fabric First approach

	Fabric energy efficiency measures	Bolt-on renewable energy technologies
Energy/CO_2/fuel bill savings applied to all dwellings	✓	×
Savings built-in for life of dwelling	✓	×
Highly cost-effective	✓	×
Increases thermal comfort	✓	×
Potential to promote energy conservation	✓	✓
Minimal ongoing maintenance / replacement costs	✓	×
Significant disruption to retrofit post occupation	✓	×

Building Regulations standards - Fabric Energy Efficiency

4.9. In addition to the CO_2 reduction targets, the importance of energy demand reduction was further supported by the introduction of a minimum fabric standard into Part L1A 2013, based on energy use for heating and cooling a dwelling. This is referred to as the 'Target Fabric Energy Efficiency' (TFEE), and expressed in kWh/m²/year.

4.10. This standard enables the decoupling of energy use from CO_2 emissions and serves as an acknowledgement of the importance of reducing demand, rather than simply offsetting CO_2 emissions through low carbon or renewable energy technologies.

4.11. The TFEE is calculated based on the specific dwelling being assessed with reference values for the fabric elements contained within Approved Document L1A. These reference values are described as 'statutory guidance' as opposed to mandatory requirements, allowing full flexibility in design approach and balances between different aspects of dwelling energy performance to be struck so that the ultimate goal of achieving the TFEE is met.

4.12. The government response to the 2019 Future Homes Standard consultation confirmed that the FEES metric will be retained and will form part of the interim Part L 2021 standards. It has not yet been decided whether the FEES metric in the interim Part L 2021 will be more stringent than in Part L 2013, or whether it will remain the same. In response to the 2019 Future Homes Standard consultation, the government stated that there is 'scope to introduce a more stringent target'.[5] In light of this, Backhouse are proposing a fabric specification that meets the more stringent of the two TFEE targets in the Elmhurst SAP 10 Beta software v.1.03r03. The proposed approach and indicative construction specifications are set out in the following sections of this Strategy.

Improved fabric specification

4.13. In order to ensure that the energy demand of the development is reduced, the dwellings should be designed to minimise heat loss through the fabric wherever possible. Table 4 details a potential design fabric specification of the major building elements, with the first column in this table setting out the Part L 2021 limiting fabric parameters in order to demonstrate the improvements made.

Table 4. Construction specification - main elements

	Part L1a Limiting Fabric Parameters	Potential Design Specification
External wall - u-value	0.26 W/m²K	0.23 W/m²K
Party wall - u-value	0.20 W/m²K	0.00 W/m²K
Plane roof - u-value	0.16 W/m²K	0.11 W/m²K
Ground floor - u-value	0.18 W/m²K	0.10-0.12 W/m²K
Windows - u-value	1.60 W/m²K	1.30 W/m²K
Doors - u-value	1.60 W/m²K	1.30 W/m²K
Air Permeability	8.00 m³/h.m² at 50 Pa	5.00 m³/h.m² at 50 Pa
Thermal Bridging	Y = 0.150 (default)	Y = 0.050 (calculated)

[5] MHCLG, The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings, Jan 2021.

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Thermal bridging

4.14. The significance of thermal bridging as a potentially major source of fabric heat losses is increasingly understood. Improving the U-values for the main building fabric without accurately addressing the thermal bridging will not achieve the desired energy reduction targets.

4.15. The specification should seek to minimise unnecessary bridging of the insulation layers, with avoidable heat loss therefore being reduced wherever possible. Accurate calculation of these heat losses forms an integral part of the SAP calculations undertaken to establish energy demand of the dwellings, and as such high-performance industry-calculated construction details will be used to assess key thermal bridges. Alternatively, thermal modelling could be undertaken to assess the performance of all main building junctions following detailed design.

Air leakage

4.16. After conductive heat losses through building elements are reduced, convective losses through draughts are the next major source of energy wastage. The proposal adopts an airtightness standard of 5.0 m^3/m^2@50Pa, with pressure testing of all dwellings to be undertaken on completion to confirm that the design figure has been met.

Passive design measures and overheating risk mitigation

4.17. Glazing should be specified with a solar transmittance value (g-value) to strike the balance between useful solar gain in the winter and unwanted solar gain in the summer. Under Backhouse's proposed specification, no house types show a high risk of overheating when assessed under criterion 3 of Approved Document L1a 2013.

4.18. Due to these measures to reduce internal heat gain, natural ventilation provided through window openings and the opportunity for cross ventilation will allow sufficient air exchange rates to purge any heat build-up. Active cooling systems are therefore not proposed.

4.19. The development is therefore designed to build in resilience to a potentially changing climate over the lifetime of the buildings and minimise overheating risk, which can be exacerbated by the drive to build better insulated, more airtight homes if not considered within the design and construction process.

Low Carbon Heating Systems

4.20. All dwellings will incorporate low carbon heating systems in the form of air source heat pumps, which provide heat using the reverse vapour compression refrigeration cycle. Air source heat pumps are a highly efficient way of providing heat using electricity, with manufacturers reporting efficiencies from 250%.

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5. As-designed performance

5.1. Through following the strategy described, the dwellings will significantly reduce energy demand and consequent CO_2 emissions beyond a Part L 2021 compliant level of performance.

5.2. SAP calculations have been undertaken on a sample of the proposed dwelling types to provide an overview of the typical as-designed energy performance, in comparison with Part L 2021 standards. The results of these calculations are shown in Tables 5 & 6.

Table 5. Regulated CO_2 emissions As-designed Performance (Part L 2021)

House Type	As-Designed CO_2 emissions ($kgCO_2/yr$)	Target CO_2 emissions ($kgCO_2/yr$)
HT B End (2 bed end-terrace)	435	953
HT B Mid (2 bed mid-terrace)	414	849
HT C End (3 bed end-terrace)	479	1,063
HT C Mid (3 bed mid-terrace)	460	988
HT E(TI) Det (3 bed detached)	547	1,261
HT F Det (4 bed detached)	640	1,496
HT G(TI) Det (4 bed detached)	684	1,607
HT H Det (5 bed detached)	768	1,906

5.3. Table 6 demonstrates the site-wide savings over and above the Part L 2021 compliant baseline that will be delivered.

Table 6. Site-wide CO_2 Emissions As-designed Performance

	CO_2 emissions ($kgCO2/yr$)	
Part L 2021 compliant	86.557	
After fabric measures and ASHPs (2021)	37.664	
	$kgCO_2/yr$	%
Total site-wide savings (2021)	48.893	56.49

5.4. Table 6 demonstrates that the predicted CO_2 emissions for the development are estimated to be 56.49% below the target emissions required for compliance with the interim Part L 2021. The significant reduction is achieved via a two-step process: fabric energy efficiency measures reduce energy demand; then Air Source Heat Pumps deliver the energy efficiently, using grid electricity with a low carbon factor.

5.5. The installation of Air Source Heat Pumps is an effective way to future proof the development to ensure that it is zero carbon ready. Over time, as the national grid decarbonises, the carbon intensity of the Air Source Heat Pumps will decrease alongside this.

5.6. Through a combination of fabric energy efficiency measures and Air Source Heat Pumps, the development achieves an average Energy Use Intensity of 58.54 $kWh/m^2/yr$. According to the Net Zero Carbon Toolkit, a typical terraced dwelling built to the current Building Regulations has an Energy Use Intensity of 100 $kWh/m^2/yr$[1]. This is equivalent to an energy saving of 41.46%

5.7. With the current fabric specification that Backhouse are proposing, the average space heating demand of the development is 40.79 $kWh/m^2/yr$. According to the Net Zero Carbon Toolkit, a typical terraced dwelling built to the current Building Regulations has a Space Heating Demand of 70 $kWh/m^2/yr$[1]. This is equivalent to an energy saving of 41.73%.

[1] Levitt Bernstein, Elementa, Passivhaus Trust and Etude, Net Zero Carbon Toolkit, July 2021

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5.8. Backhouse Housing, in conjunction with a specialist consultant and contractor, will be offering in-roof PV panels as a customer option. Adoption of supplementary PV panels would accelerate the transition of the development from being zero carbon ready to being net zero carbon.

5.9. Table 7 indicates the PV capacity that will be offered as a sales option for each house type at Moreton in Marsh.

Table 7. PV capacities for each house type at the development.

House Type	Number of Plots	PV Capacity per Plot (kWp)
HT A	8	0.74
HT B	11	2.92
HT C	6	2.19
HT D	2	8.03
HT E	11	3.65
HT F	11	5.11
HT G (T1)	9	5.11
HT G (T2)	4	4.38
HT H	5	4.38

5.10. If all customers were to opt for the in-roof PV panels as outlined in Table 7, the development would achieve an estimated CO_2 reduction of 88.44% compared to the interim Part L 2021 standard.

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6. Electric Vehicle Charging

6.1. It is recognised that there is a need to ensure that the development is adaptable to accommodate a future shift in personal transportation to electric vehicles, to promote sustainable transport and to minimise air pollution. As Electric Vehicle (EV) ownership increases, developers have an increasing responsibility to provide EV charging points for occupants.

6.2. Condition 12 of the decision notice from Cotswold District Council (ref: 19/00086/OUT) states:

"Prior to the first occupation of the development hereby permitted, details of facilities to enable the charging of plug-in and other ultra-low emission vehicles, and a timetable for their implementation, shall be submitted to, and approved in writing by, the local Planning Authority. The facilities shall be provided fully in accordance with the approved details and timetable."

6.3. Backhouse Housing, in conjunction with a specialist consultant and contractor, will install a 7kW EV charger to all dwellings at this development. In dwellings where the occupier choses to install PV panels, these can be connected directly to the chargers, allowing the occupier to maximise self-consumption of the solar energy.

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7. Resource Efficiency and Sustainable Design Principles

7.1. This section sets out details of additional resource efficiency and sustainable design principles to be applied at the development.

Materials

7.2. The impacts of construction materials range from the depletion of natural resources to the greenhouse gas emissions and water use associated with their manufacture and installation.

7.3. Within the development choices will be made in order to reduce the consumption of primary resources and using materials with fewer negative impacts on the environment, including but not limited to the following;

- Use fewer resources and less energy through designing buildings more efficiently.
- Specify and select materials and products that strike a responsible balance between social, economic and environmental factors.
- Incorporate recycled content, use resource-efficient products and give due consideration to end-of-life uses.
- Influence, specify and source increasing amounts of materials which can be reused and consider future deconstruction and recovery.

Waste

7.4. Sending waste to landfill has various environmental impacts, such as the release of local pollution, ecological degradation and methane emissions, in addition to exacerbating resource depletion. Waste in housing comes from two main streams; construction waste and domestic waste during occupation.

Household Waste

7.5. In this respect regard has been given to the policy advice contained in the NPPF together with the Council's current strategy in terms of waste and recycling to ensure that the new dwellings are provided with adequate storage facilities for both waste and recyclable materials.

7.6. Cotswold District Council currently operate a household collection service through which households are able to recycle materials including paper and cardboard, plastic bottles, tins, glasses and metal foils, along with a separate collection for garden waste. Future occupiers of the dwellings will be provided with an information pack detailing the Council's current collection arrangements for waste and recycling and advising of the nearest recycling centres to the Application site.

Construction Waste

7.7. The development will additionally be designed to effectively and appropriately monitor and manage construction site waste. Target benchmarks for resource efficiency will be set in accordance with best practice - e.g. m3 of waste per 100m² / tonnes waste per m².

7.8. Appropriate waste storage facilities will be provided for the operational phase of the development and a Site Waste Management Plan will be developed and implemented during construction.

7.9. Wherever possible materials will be diverted from landfill through re-use on site, reclamation for re-use, returned to the supplier where a 'take-back' scheme is in place or recovered and recycled using an approved waste management contractor. A target to divert 85% by weight/volume of non-hazardous construction waste will be applied.

Water

7.10. In line with current Building Regulations, water use will be managed effectively throughout the development through the incorporation of appropriate efficiency measures.

7.11. Water efficiency measures including the use of efficient dual flush WCs, low flow showers and taps and appropriately sized baths will be encouraged with the aim to limit the use of water during the operation of the development to limit water use.

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8. Conclusions

8.1. This Energy and Sustainability Statement has been prepared by AES Sustainability Consultants on behalf of Backhouse (Moreton in Marsh) Limited to detail the proposed approach to sustainable construction to be employed at Evenlode Rode, Moreton-in-Marsh. The development site is located on the South-Eastern edge of Moreton-in-Marsh, a town situated within the Cotswold District Council area.

8.2. The statement has been prepared to address relevant national and local policies relating to sustainable development, including policies within the Cotswold District Council Local Plan, adopted in August 2018.

8.3. In light of Cotswold District Council's climate emergency declaration in July 2019, Backhouse are proposing an energy strategy that will deliver energy efficient dwellings that incorporate low-carbon heating technologies. The statement demonstrates that, following a fabric first approach to demand reduction, the proposed development will deliver a level of energy performance beyond the interim Part L 2021 standards.

8.4. Improvements in insulation specification, efficient building services, a reduction in thermal bridging and unwanted air leakage paths and further passive design measures will enable the relevant standards to be met.

8.5. The development will avoid the combustion of fossil fuels on site and incorporate air source heat pumps to all dwellings. Through this approach, a site-wide CO_2 emissions reduction of 56.49% beyond the interim Part L 2021 is anticipated.

8.6. Backhouse Housing, in conjunction with a specialist consultant and contractor, will offer in-roof PV panels as a customer option. The installation of PV panels would supplement the ASHPs, allowing the development to accelerate its transition towards net zero carbon as the national grid decarbonises.

8.7. A range of further sustainability measures have also been addressed, including waste, water use and electric vehicle charging. Occupiers who opt for PV panels will also have the option to connect their array directly to their EV charger, maximising the self-consumption of solar energy.

Moreton-in-Marsh

Sustainability/ fabric spec.

1. External Wall: Plasterboard on dabs; 100mm Topcrete Solid 7.3N block; 125mm Ecobead insulation; Brick
2. Plane Ceiling (End and Detached units): Plasterboard, 100mm loft roll between joists; 400mm loft roll cross-laid above
3. Ground Floor: Jetfloor with 150mm platinum EPS overlay sheet and 150mm platinum EPS in-fill blocks between beams
4. Windows & French Doors: double glazed – Whole window U-value = 1.30; Whole window G-value = 0.45
5. Solid Doors: U-value = 1.20
6. Lintels: (Detached units only): Hi-therm lintels
7. Design Air Permeability (End and Mid units): 5.00

- Plane Ceiling (Mid only): Plasterboard, 100mm loft roll between joists; 300mm loft roll cross-laid above
- Lintels: (End and Mid units): Standard cavity lintels
- Design Air Permeability (Detached units only): 4.30
- Ventilation: System 3 – dMEV
- Lighting: Low-energy bulbs throughout

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