

**DESIGN, ACCESS AND
ENVIRONMENT STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT
AT CHURCH RAIKE, CHIPPING**

ZERO CARBON HOMES

22nd JULY 2022

HODSON HOMES



DESIGN, ACCESS & ENVIRONMENT STATEMENT

DESIGN & ACCESS STATEMENT (Revision A)

Address

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Prepared for

HODSON HOMES LIMITED

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INTRODUCTION

This Design & Access Statement has been prepared to support our planning application for four detached residential dwellings on the land at Church Raike, Chipping.

This document has been drawn up in conjunction with the drawings also prepared by Hodson Homes and associated documentation. This Design and Access Statement will provide the reasoning behind the design of the four residences on this land by examining the site as well as illustrating the design and development process that has resulted in the configuration and aesthetics of the submitted proposal.

PROJECT SUMMARY

The planning application relates to the development of four new build zero carbon eco self-sustainable dwellings off Church Raike, Chipping.

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GENERAL BACKGROUND & PLANNING HISTORY

The proposed development area of the site occupies an area of approximately 0.7 hectares and currently contains grassland which is bordered by hedges, trees & fencing. The land has been subject to several previous planning application (3/2021/0525, 3/2019/0132, 3/2018/0996 & 3/2014/0183), all of which are now approved with conditions. Application 3/2014/0183 (which also includes other parcels of land) was originally refused, but then approved at appeal with around 60 conditions.

Our planning application looks to improve what was previously submitted/approved by including four zero carbon dwellings (100% over & above the 2013 Part L1A Building Regulations) as outlined throughout this Design & Access Statement, along with ample views being maintained to the countryside. To help with this, we are looking to carry out earthworks to reduce the external ground levels to the site, meaning lower eaves/ridge heights will be proposed. Furthermore, the sedum grass roofs, UK grown Cedar timber cladding & stone elevations will help integrate the proposed dwellings into the background while maintaining the existing countryside aesthetics.

Therefore, we are hoping that the above mentioned improvements (all of which we feel very strongly about) will be considered by Ribble Valley BC in our planning application.

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APPLICANTS

With regards to Part L1A of the Building Regulations, Hodson Homes are looking to get one step ahead by meeting the zero carbon Government target currently set out to be achieved by 2030 onwards (including transition periods), all in order to provide families with eco self-sustainable homes prior to this date. We feel strongly that more needs to be done by house builders to reduce our carbon footprint and enhance the design quality of our homes in the UK, sooner rather than later.

Hodson Homes are looking to build self-sustainable family homes with eco-friendly and local materials where feasible. Our intention is to build family homes of this nature on the proposed site, with a view to building more in the North West area moving forward. Glen Hodson and other family members have worked in the construction industry for over 100 years combined and recently formed Hodson Homes in 2020, specifically set up for the design and construction of eco-friendly self-sustainable homes. The family homes proposed for this site will be a starting benchmark for future proposed schemes in the area and we are looking for local support on the venture. We're very keen to promote reduced carbon consumption in both construction and consumption of a working home.

CLIENT DESIGN BRIEF

To design four zero carbon (100% over & above 2013 Part L1A of the Building Regulations) eco self-sustainable dwellings that are capable of running completely off-grid, giving a zero carbon living ability at the same time as developing a design which gives a natural aesthetic utilising natural and local materials where feasible, including the use of materials with a low carbon footprint. We want the dwellings to be integrated into the natural landscape and take into account the site constraints and benefits.

Carbon Emissions

We are passionate about delivering homes that reduce the impact of carbon on the environment. We understand and are aware that building and construction is currently responsible for 39% of carbon emissions worldwide with a further 16% carbon emissions coming from household energy consumption. Technology now renders it possible to dramatically reduce these statistics, and therefore we want to help new homes achieve this.

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LOCATION

Proposed development area of site



The site is unoccupied land located on the Northern side of Church Raikie, located in the Village of Chipping within the Ribble Valley District area. The site lies within a countryside setting with stunning views all round, comprising grassland bordered by a network of hedgerows and treelines. The site is surrounded by countryside & grassland to the north, east, south & west, with newly constructed residential properties immediately to the south & land previously used to house a water mill immediately to the east. However, the water mill has recently been demolished & the land is currently being proposed for a hotel/spa resort. The land is not currently developed and has no trees within the proposed development area (trees only to the surrounding boundary lines).

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Views to the north, from Church Raike



Views to the north-east, from Church Raike



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Views to the north-west, from Church Raike



Views to the west, from Malt Kiln Brow



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SURROUNDING PROPERTIES

The design of the surrounding properties consists of two storey dwellings, mainly elevated in walling stone or render (see photos below) with slate roofs.

Most of the surrounding properties appear to have been built for quite some time, with the exception of the newly constructed two storey dwellings to the south of the site (from Church Raike) & the newly constructed dwelling to the north of the site (from Malt Kiln Brow), both of which appear to have been developed to match the surrounding area, that being elevated in stone with slate roofs/slate effect interlocking concrete roof tiles.

Existing property to the east of the site, from Malt Kiln Brow



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Existing properties to the north-east of the site, from Malt Kiln Brow



Existing water mill (LH side) & properties (RH side) to the north-east of the site, from Malt Kiln Brow



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Existing properties to the north-west of the site, from Church Raike



Newly built properties to the south of the site, from Church Raike



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Area of land previously housing water mill, now proposed for Hotel/Spa resort



SITE ANALYSIS

The below notes examine how the physical characteristics of the site have been considered to ensure that the dwellings are designed to suit. The site analysis presented several opportunities & constraints which have been used to guide the design process in a manner that respects its surroundings.

The below is a list of what is considered as a site constraint:

- Prevent the loss of views to the countryside, mainly to the north from Church Raikie
- Prevent the loss of visibility and privacy to the surrounding properties

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The below is a list of what is considered as a site opportunity:

- Zero carbon dwellings (100% over & above 2013 Part L1A of the Building Regulations)
- Reduce site external ground levels, to keep eaves/ridge heights to an absolute minimum, much lower than what is currently approved, ensuring the openness and countryside views are maintained to the surrounding area
- Construct the dwellings using natural materials (stone, grass roofs & cedar boarding), all in order to match the existing properties & surroundings, ensuring minimal impact to the surrounding area, as well as being eco-friendly.
- Use and maintaining all existing hedges and tree's

The following investigations & surveys of the land have been undertaken to ensure that adequate & appropriate design measures have been embraced:

- Tree survey and Topographical survey

PRE-APPLICATION DETAILS

Pre-application advice has not been sought for this application. However, we have gauged our proposal based on previous applications (3/2021/0525, 3/2019/0132, 3/2018/0996 & 3/2014/0183) & the Planning Officers comments regarding the ridge heights, as set out in Condition 10 of the original outline application (3/2014/0183).

Again, our planning application looks to improve what was previously submitted/approved by including four zero carbon dwellings (100% over & above the 2013 Part L1A Building Regulations), along with ample views being maintained to the countryside. To help with this, we are looking to carry out earthworks to reduce the external ground levels to the site, meaning lower eaves/ridge heights will be proposed. Furthermore, the sedum grass roofs, UK grown Cedar timber cladding & stone elevations will help integrate the proposed dwellings into the background while maintaining the existing countryside aesthetics.

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This Design & Access Statement has been produced for submission to Ribble Valley BC as part of the planning application & we hope it is well received considering the above mentioned proposal.

DESIGN OBJECTIVES

- To design bespoke residences specific to the site
- To reduce the visual impact on the surrounding houses and area
- Design to keep a natural feel to the land and its surroundings
- Create idyllic views from the dwelling
- Create adequate parking and turning area
- Integrate modern design and technology solutions
- Maximises energy efficiency to the dwellings
- Use innovative design principles to enable the dwellings to be completely self-sufficient
- Integration of renewable and low carbon technologies

DESIGN: - GENERAL

The proposed four properties are located on a plot of land which currently lies in a countryside setting between existing residential properties. The land is around 0.7 hectares in size which is fairly large, and the four dwellings proposed in this application have been plotted with the countryside views in mind. As well as this, the dwellings along Church Raïke and Malt Kiln Brow are partially hidden behind the existing hedgerow and trees to be retained, and the sedum grass roofs and UK grown Cedar timber cladding to the front elevations will help integrate the proposed dwellings into the background while maintaining the existing countryside aesthetics. Also, the design includes zero carbon dwellings (100% over & above 2013 Part L1A of the Building Regulations).



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Typical elevation example



Access and Parking

Vehicular and pedestrian access is being proposed from Church Raiké and all properties will be provided with level entry. The access in and out of site will be clear/flat and the site provides adequate access from Church Raiké for all vehicles including fire appliances, all in order to comply with Approved Document B of the Building Regulations (Fire). All plots are provided with double parking spaces to the front as well as double detached garages (6x3m internal) to plots one and four and integral single garages (6x3m internal) to plots two and three.

Before construction commences on the dwellings (if approved at a later date), it's proposed that temporary hard standings will be provided to enable construction vehicles to drive onto the land and turn around prior to exiting the site.

External façade & Roof

The façades will consist of local natural stone from a local quarry on the side elevations and UK grown Cedar timber cladding on the front and rear elevations. The roof is to be a sedum grass roof. The mix of the natural stone, timber cladding and sedum roof has specifically been chosen to reduce the visual impact on the landscape and to be in keeping with the eco aesthetics, countryside setting and

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qualities of the scheme. The ridge height of the roof has been specifically designed to sit lower than a conventional dwellings roof as per the Planning Officers comments and the first floor of all dwellings is built into the roof space, which is to soften the visual impact from Church Raikie and Malt Kiln Brow.

Site Layout and Plan

A crucial part of this project is to make use of the available land whilst maintaining the countryside views, which has been achieved by reducing the external ground levels to ensure lower eaves and ridge heights are achieved to meet Local Authority requirements, as well as providing 3m between dwellings.

Again, the land is 0.7 hectares in size which is quite large for four plots, and therefore this has enabled us to propose the above whilst achieving our overall objective.

Coloured Layout



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Innovation, Sustainability & Renewables

The dwellings will not be installed with any mains gas and will rely solely on electricity. To generate this electricity, the dwellings will be installed with Solar PV panels, giving the correct directional tilt to generate maximum energy. The electrical energy generated will then feed into a battery back up system which will in turn release energy as and when required. This prevents the energy generated by the solar PV panels being sent back to the grid. The energy obtained through the solar PV panels will supply power to the air source heat pump which will form the heating system, this will then heat water in the cylinder for the underfloor heating pipes ground and first floor which requires less energy to heat.

The below list details the chosen specifications to achieve sustainability and renewables: -

Structure and Internals

- Floor insulation is 280mm thick EPS70 recyclable A+ rating in BRE green guide to specifications
- Carpet underlay to be BREATHE 8mm eco natural underlay which also traps, contains and reduces dust particles for cleaner air
- The dwellings are to be fitted with underfloor heating to the ground and first floors which reduces dust particles and is more energy efficient when worked alongside an air source heat pump.
- Waste Water Heat Recovery (WWHR) will be provided to each property. A waste water heat recovery system works by extracting the heat from the water your shower or bath would normally send down the drain. This heat is used to warm the incoming mains water, reducing the strain on your boiler and the energy required to heat your water up to temperature. The system takes the form of a long vertical copper pipe, where the warm water runs alongside the colder mains water to exchange the heat. The devices are around 60% efficient, so they convert 60% of the potential energy in the waste water back into heat for the incoming water. This can save money bills, especially for families that use a lot of hot water in their home.
- Natural timber products are to be used on the stairs, doors, wardrobes and wherever feasible
- All tiles to be natural porcelain and worktops to be natural products
-

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- All built in appliances to be A rated energy efficiency with Kitchen tap to be energy efficient cold and boiling water tap
- All properties to be fitted with smart meters
- Energy efficient lighting throughout
- System 4 MVHR or System 3 MEV/DMEV system to prevent the loss of heat through ventilation (to be confirmed via SAP calculations).

Façade and Roof

- Natural coursed stone walling from the local quarry, on the side elevations of both dwellings
- British Western Red Cedar vertical cladding, tongue and groove with a s-joint on the front and rear elevations. The British Cedar is chosen instead of Canadian Cedar to reduce the carbon footprint of this locally grown natural & renewable material
- Grass roof to be a sedum extensive green roof system. The green roof improves air quality, filters harmful pollutants, provides higher thermal efficiencies, and absorbs stormwater including the reduction of the urban heat effect
- No concrete products are being used in the superstructure to prevent carbon emissions
- The timber cladding and large stone walling all have an increased speed in construction thus reducing time related everyday carbon consumption on site.

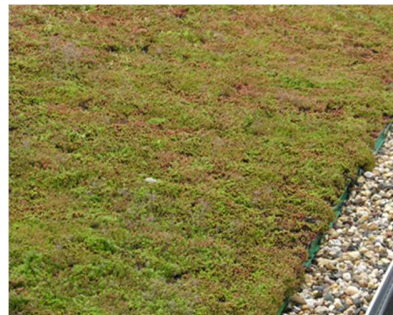
Side Elevations



Front & Rear Elevations



Roof



Externals

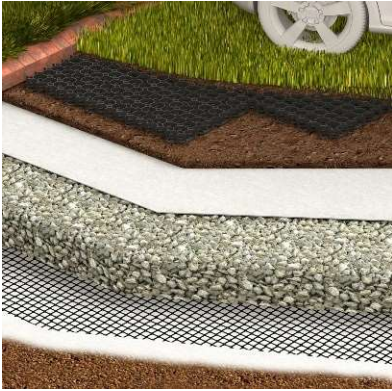
- Parking spaces to be eco permeable grass grid system constructed with Suregreen PP40 Permeable Paving Grids, acceptable for grass or an alternative permeable system. These systems will absorb stormwater and transfer into the ground instead of it going into drainage systems.

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- Road / shared drive section to dwellings to be a permeable design. The system will absorb stormwater and transfer into the ground instead of it going into drainage systems.
- All edgings to be constructed from renewable timber where feasible
- Limited to no excavated spoil will be removed off site, preventing carbon emissions in landfill by providing various newt hibernaculum areas around the perimeter of the development including the use of well-designed slab levels and foundations to limit excavated spoil put together with reduced excavated spoil through the use of permeable surfaces and grass roofs (less attenuation storage excavations) and lower service trench excavations through the use of no gas and low LED and solar lighting externally.
- The Solar PV panels will provide energy to the battery system and this is capable of providing sufficient energy to power the air source heat pump, electric car charging point and the remainder of the dwellings appliances.
- The energy gained through the solar panels and battery backup system will have enough storage per plot to power two electric cars along with all appliances in the dwelling nearly all year round. This is due to increased solar power, battery system and extremely low energy requirements of the house through its design.
- Water Butts will be supplied to the rear of each property, providing external portable water that can be used for tasks such as washing the car and watering the garden/plants, which in turn means the property owners mains supply is reduced, both conserving water and reducing bills at the same time. Each water butt must meet the following criteria: No open access at the top of the collector (child proof lid is allowed), provision for a tap for drawing off water, connection to the rainwater down pipe with an automatic overflow into the rainwater system, rainwater pipe must be detachable for access provision to enable the interior to be cleaned, the water butt must be durable, opaque to sunlight and be positioned so that it is stable and adequately supported and all plots to have a 200 litre minimum capacity water butt.
- Solar and LED low level lighting to the perimeter of site, shared drives and road
- The existing matured hedges and trees to the boundaries will be utilised as a boundary divide and will remain to promote wildlife.
- Each home will have an area of planting beds to grow your own vegetables.

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Parking Areas



Pod Point Mode 3 EVCP



LED External Lighting



Existing Matured hedges and trees



CLIMATE AND ENERGY CRISIS' AND THE NEED FOR ECO SELF-SUSTAINABLE HOMES

Current predicted worldwide climate change effects as detailed in the IPCC 2021 report for the COP26

- Global decarbonisation efforts mean the world is on track for at least 2.7C in warming by the end of the century, well above the 1.5C target
- Agricultural output could drop by 30% by 2050 resulting in food shortages.

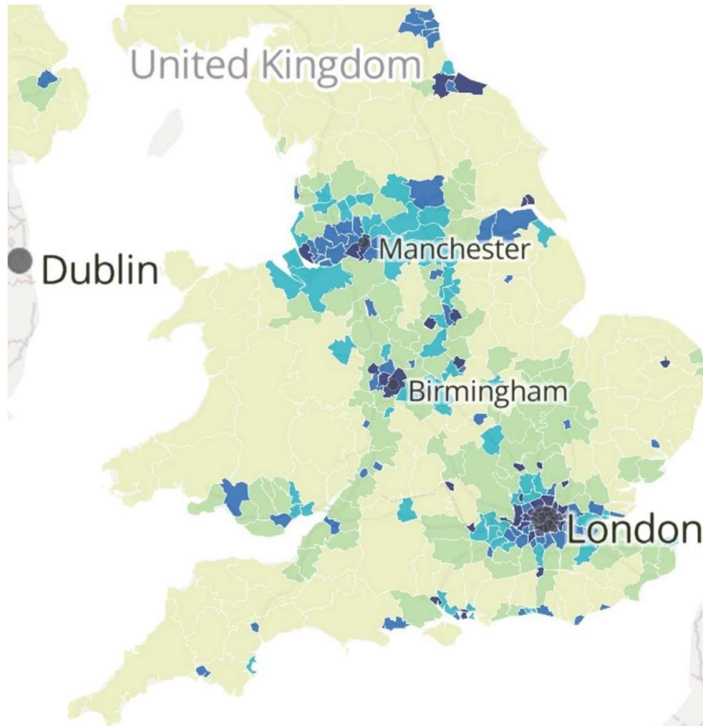
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- 10 million deaths worldwide due to heat stress if we fail to reduce greenhouse gases as planned by 2030
- Increased frequency of extreme weather conditions resulting in thousands of deaths, damaged infrastructure and economies.
- More than 400 million people worldwide would be "unable to work outside" by the 2030s resulting in major disruptions to economies
- By 2040, almost 700 million people each year would be exposed to severe droughts lasting at least six months resulting in water shortages
- By 2050, more than 70% of people in every region of the world would experience heatwaves
- The amount of flooding would surge by the turn of the next century
- 200m people worldwide will be living below the 100-year flood level resulting in loss of homes
- 60 million people would likely be affected by river flooding due to the rise in the relative sea level, resulting in the loss of homes.
- Flood events that currently happen once every 100 years increases with just a one metre rise in the relative sea level, jumping by 40 times for Shanghai, 200 times for New York and 1,000 times for Kolkata
- There is an increasing probability that climate related events trigger a sequence of connected incidents across regions and sectors which cause trade disruption, political instability, increased migration, an increase in infectious diseases or even armed conflict
- Cost of living expected to increase for food and fuel due to shortages and insurance due to increased damages.
- 1 million species of animal's face extinction. Those same animals are required in the ecosystem to create the necessary biodiverse environment in the cycle to enable stable carbon quantities in our planet

- Speaking in relation to climate change causing more floods and droughts across Europe, Environmental agency's chairwoman Emma Howard Boyd said "It is adapt or die. With the right approach, we can be safer and more prosperous. So let's prepare, act and survive" and detailed that fatal flooding is heading it's way to the UK in years to come without action now.

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UK Carbon Map



The United Kingdom is the 17th most carbon polluting nation out of 209. The North West of England is the most polluting region behind central London.

COP26 Leading Speakers and Opening Ceremony on Climate Change

Link to video of the opening ceremony and British leading speakers including Prince Charles, Boris Johnson and Sir David Attenborough:- <https://youtu.be/xdYtayLfU7I>

During the COP26 speeches, both Prince Charles, Boris Johnson amongst others, detailed the clearest roadmap in achieving climate change is to release the tens of billions of pounds contained in the economy within the private sector to allow spending on carbon reducing infrastructure and for the government and private sector to work collaboratively to reach our end goal and see the bigger picture.

Energy Crisis & Fuel Poverty

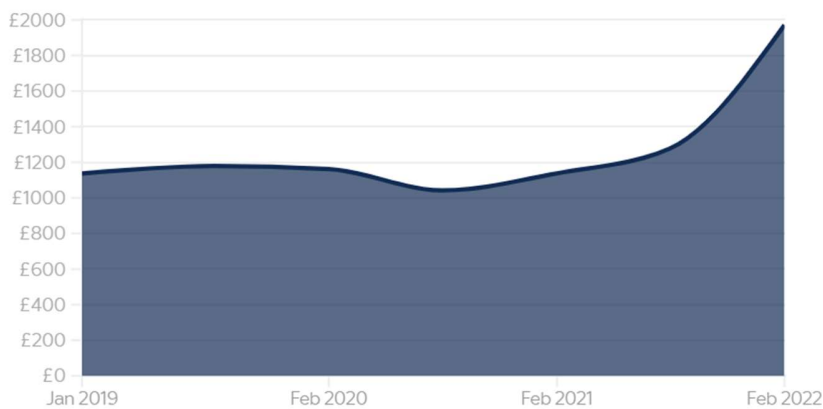
- In 2020, according to the Governments 'Annual Fuel Poverty Statistics in England 2020 data' there were an estimated 13.2 per cent of households (3.16 million) in fuel poverty in England under the Low Income Low Energy Efficiency (LILEE) metric.

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- In Feb 2022, according to the 'End Fuel Poverty Coalition', two and a half million households with children are in fuel poverty after the new energy price cap came into effect. That's equivalent to two in five households with children, and it rises to more than half if we look just at single-parent homes
- By the end of 2022, energy chiefs and the government now predict that approximately 40% of Britons could fall into fuel poverty

Average fuel bills to reach almost £2,000 a year

Annual price of a standard energy tariff since energy price cap introduced



SOURCE: Ofgem, listed date is announcement rather than introduction

- The charity National Energy Action has estimated that price rises in 2021 and 2022 will lead to an increase in the number of households in fuel poverty (under a different definition) of more than 50%

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Benefits of zero carbon eco-self-sustainable homes

- Zero carbon self-sustainable eco homes aid the assistance of the current environmental climate crises to help prevent all the above noted.
- Our national demand for energy is increasing. Houses account for 30 per cent of the UK's total energy use, 27 per cent of UK carbon dioxide emissions and around 24 per cent of greenhouse gas emissions. Eco self-sustainable homes would significantly lower these percentages over time. *(As detailed in Environmental Agency report SC010050/SR for sustainable homes)*
- The national grid faces a difficult challenge in achieving clean energy and have also faced fuel shortages in recent times. Eco self-sustainable homes reduce the infrastructure changeover requirements on the national grid
- Reducing energy utility bill costs and reducing the number of people and households in fuel poverty
- Ventilation improvements and general improved health of the household
- More awareness of environmental issues and clean living
- Environmental benefits from reduced pollution, working towards lower carbon emissions
- Lowered non-renewable resource use and the prevention of using up fossil fuels.
- Lower transport costs in the home by providing power for an electric car
- Ability to grow your own fruit and vegetables in the areas provided
- Promoting economic growth in the eco self-sustainable construction sector
- Reduced flood risk
- Lower house temperatures in summer to counteract rising temperatures
- Use of natural materials in keeping with surrounding environments
- Reduced harm on wildlife and increasing wildlife on completion with the use of green roofs, retained or new hedges and retained or new tree's
- The construction sector has the largest potential for significantly reducing greenhouse gas emissions compared to other major emitting sectors. These homes provide assistance in achieving those potentials *(As detailed in the United Nations Environmental Programme for Buildings and Climate Change paper)*

NATIONAL PLANNING POLICY FRAMEWORK 2021: ITEMS SUPPORTING THIS DEVELOPMENT

Climate Change, Semi-Rural Housing & Eco Self-Sustainable Design

Item 2.8 C) – Environmental objective of achieving sustainable development states:- to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Item 14.152 – Meeting The challenge of climate change, flooding and coastal change:- The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Items 153 to 158 – Planning for climate change:-

153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts

154. New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

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b) can help to reduce greenhouse gas 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.

155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

158. When determining planning applications for renewable and low carbon development, local planning authorities should:

Not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Item 12.134 b) – Achieving well-designed places:- significant weight should be given to:

Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

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Item 80 e) Rural Housing - Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:- the design is of exceptional quality, in that it:

- would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Item 80 e) Supporting a prosperous rural economy - Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable

Item 124 a-e) Effective use of land - Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes
- d) the desirability of maintaining an area's prevailing character and setting or promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

We feel our proposal caters for all of the above, which will hopefully be taken into consideration when Fylde BC provide us with feedback following our pre-application submission.

HOUSE OF COMMONS PLANNING FOR THE FUTURE PLANNING POLICY CHANGES 2020 PAPER

The below abstracts from the above noted paper are to be read in conjunction with the National Planning Policy Framework abstracts noted previously.

Item 1.12) New homes to be “Zero carbon ready” - Chapter 14 of the NPPF has guidance on meeting the challenge of climate change. It opens by observing that the planning system should support the transition to a low carbon future. It also urges development plans to increase the use and supply of renewable and low carbon energy and heat, as well as encouraging local authorities to support community-led initiatives for renewable and low carbon energy. The NPPF advises local authorities to expect new development to take account of factors to minimise energy consumption.

The PPG on climate change sets out why planning should address climate change. It also points out (amongst other things) that the Government expects LPAs to set local sustainability requirements “in a way consistent with the government’s zero carbon buildings policy”/ future homes standard. The PPG on renewable and low carbon energy also sets out what can be expected of local authorities in promoting sustainability in terms of renewables and low carbon energy. In response to a PQ on 13 January 2020, Robert Jenrick reiterated the Government’s commitment to the future homes standard, describing it as “a major change in the delivery of homes.

Planning for the Future speaks in terms of supporting efforts to combat climate change and facilitating ambitious improvements to energy efficiency standards for buildings, as part of the drive towards net zero greenhouse gas emissions by 2050:

- Ensure the planning system supports our efforts to combat climate change and maximises environmental benefits, by ensuring the National Planning Policy Framework targets those areas where a reformed planning system can most effectively address climate change mitigation and adaptation and facilitate environmental improvements.
- Facilitate ambitious improvements in the energy efficiency standards for buildings to help deliver our world-leading commitment to net-zero by 2050.
- This document does not address every detailed part of the planning system, its function and objectives, but rather focuses on the key reforms that can help improve the delivery and quality of homes and neighbourhoods, set within our drive towards net-zero greenhouse gas emissions by 2050

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CONCLUSION

This statement explains the design ethos behind the planning submission and justifies the proposed development in terms of its location and visual aesthetic.

The design of the proposed development is appropriate for the site and its surroundings. It will also positively enhance the appearance of the area and it is an improvement on the current scheme which has obtained planning approval. The proposal will enhance a redundant site whilst introducing a use in keeping with its immediate environment.

The construction of these properties contributes to a sustainable built environment that mitigates and adapts to climate change, the construction techniques used acts alongside the 'Carbon Act 2050' and the newly proposed government carbon budget law to slash emissions a further 78% by 2035.

The homes reduce the infrastructure requirements on the national grid and also dramatically reduce the energy running costs for the end user, both of which are a growing concern in the current climate.

We feel very strongly about maintaining the countryside views, especially to the north, and we have therefore taken on board the Planning Officers comments and restricted the eaves and ridge heights to suit. As well as this, the dwellings along Church Raike are partially hidden behind the existing hedgerow and trees to be retained, and the sedum grass roofs and UK grown Cedar timber cladding to the front elevations will help integrate the proposed dwellings into the background while maintaining the existing countryside aesthetics.

Also, the design includes zero carbon dwellings (100% over & above the 2013 Part L1A Building Regulations) as described throughout this Design, Access & Environment Statement.