

**Broomhaugh and Riding Parish Council wish to make the following objections to planning application 20/01932/FUL as follows:**

- **The quality** of the architecture is simply not of the standard required for a para 79 house, nor can it be considered innovative or special. Whilst the annexe is set neatly into the hillside, it is dwarfed by the large industrial looking main house, as the latter projects over the landscape. Although the visibility studies show that the house is always framed by the surrounding landscape, it is telling that the view from Long Rigg (the nearest neighbours in direct view) is indicated by a red arrow and not by a visual. 3D visualisations within the planning statement are cleverly cloaked in mist or trees. Claims that this is an evolutionary farmhouse may be correct, but are not innovative; and the folded roofs seem to be a device for making the scheme look different rather than an inherent part of the design. The applicant's own legal opinion agrees that it is inappropriate within the green belt, and relies on VSC (very special circumstances), which is a qualitative judgement. It is our opinion that the building does not enhance the landscape and there are no VSC.

-**Services:** we cannot agree that the services element is innovative, and this is a substantial part of the application claim. Whilst the application makes the claim that it is the sum of the parts rather than the individual elements which make the project innovative, we believe the heat store system to be insufficiently innovative to meet the criteria for para 79 or the VSC for building in the green belt under para 145. The application correctly makes the case that the technology has surpassed that of 'passive house' or 'Passiv Haus' construction which has been with us since the 1970's [1,2,3]. However, inter-seasonal heat store technology is at least 13 years old [4,5,6], and the combination of dynamic thermal wall or ceilings with earth battery (inter seasonal heat battery/Active Home strategy) has also been around since 2017 [7,8]. \*

-**The long term maintenance** of Church Lane and access to it past the school, the outdoor preschool and the school picking up point, is of particular concern. A construction contract's worth of heavy vehicles is sure to weaken the structure of the unadopted section of the road, placing the financial burden of maintenance very much on the residents of the Parish. Access for heavy construction traffic from Whiteside Bank and over the narrow, soon to be rumble- stripped 20mph section of Church Lane is surely hazardous for the small children of the nearby First School. Safety is not adequately covered in the transport strategy.

Upgrading the rural path, necessary for this project, beyond the current tarmac, we feel to be unnecessary. This is part of a much-loved rural walk and the village would not like to see it suburbanised.

-**The application** contains a considerable number of **claims** as to the enhancements the property will make both to the village and the countryside, none of which is able to be substantiated. Is the planting of '3000 trees' likely to be made a condition?

-**The green agenda** is very much part of the ethos of the house and is to be commended, but surely a 5 bedroom house, requiring extensive garaging, an annexe and an extremely long access road, does not support the client's claims.

- See appendix below for specific services evidence

## Appendix - Examples of previous services technology

1. EarthShelters (webpage, undated). Improving the Earth Shelter. Chapter 1 in: Passive Annual Heat Storage – Improving the Design of Earth Shelters
2. Geery, D. 1982. Solar Greenhouses: Underground
3. Hait, J. 1983. Passive Annual Heat Storage — Improving the Design of Earth Shelters.
4. <https://icax.co.uk/ThermalBanks.html> website (undated)
5. Examples of properties installed with inter-seasonal heat transfer by ICAX:
  - HM Prison, Garth(completed 2007)
  - Howe Dell School (completed 2008)
  - Merton's Acacia Centre, an intergenerational community centre, (opened 2010)
  - Tesco's new store at Greenfield, Oldham (opened 2010)
  - The new 16-19 College 'Suffolk one' college at Ipswich (opened 2010)
  - Wellington Civic & Leisure Centre, Shropshire, (opened 2012)
  - UTP for its new factory at Daedalus Airfield (opened 2016)
  - A new build for Hackbridge Primary School (under construction)
  - The Owen Square Community Energy Project at the Easton Community Centre, Bristol
  - Private residences such as Cambridge Terrace, Regent's Park, London, where the inter-seasonal heat transfer system is being fitted to this grade 1 listed Nash building
6. [http://www.solexenergy.co.uk/index.php?main\\_page=page&id=25](http://www.solexenergy.co.uk/index.php?main_page=page&id=25) website (undated)
7. <http://rehaubutouchscreen.co.uk/product/iht/> website (undated)
8. Rehau's solutions have combined inter-seasonal heat transfer with 'dynamic thermal walls or ceilings' for example:
  - Oakley Court Development, Gerrards Cross
  - Leicester University Centre for Medicine.