

Low Emission Strategy Mitigation

1 Castle Hill Kenilworth

Proposed Single Storey Eco Dwelling.

The proposal is for a low carbon, low emission dwelling. It was designed with this in mind and will incorporate fabric first construction solutions including a green roof and where possible introduction of energy supplies by air source heat pump or similar. The property is set back some 10-12 metres behind a high brick wall and therefore is well distanced from the road. The site and its surrounds have many large trees, and the site red edged still enjoys the benefits of the greater garden provision which it adjoins and the Abbey Fields beyond.

It is a type 1 minor application in Low Emission strategies according to the WDC guidance.

It is a self build property and will as intended, propose an off site parking allocation (if required) as the Car Parking survey submitted with this and the original application proved acceptable, showing there was adequate on street parking spaces available with no highway objections. The survey was carried out pre covid so was realistic. The proposal is only for a one bed property and will not likely require a car as the applicant we understand does not own a vehicle. It was though felt that a car park on site would lose spaces in the road due to vision splays and not be appropriate as the building is of an 'eco' quality that the mitigation and the design itself promotes the best solution to the management of air quality. The site is also adjacent to the Listed building so on balance a on site car park provision would not be appropriate. The design and the construction both lend themselves to mitigation of the air quality as the site is very close to the town centre, to the facilities of the large open space available at Abbey Fields which the site looks to at the rear, and the local and close provision of the public transport availability including the train station. Therefore it meets the overriding principles of the NPPF and the sustainability qualities which assist air quality to this area.

Whilst the Low Emission Strategy Guidance for Developers prepared by the WDC is helpful it does allow for a charging point to a single dwelling to mitigate any emissions. In this instance with a proposal to not provide on- site parking it is not possible to do this. A communal point would also not be appropriate as it cannot be (we assume) a private kebside point. However, it could be possible to provide a cable supply as the guide suggests so that at a future date this could be addressed if needed.

The refusal Application Reference: W/19/0635 did not refer to the car parking and highways had given a 'no objection' Also there was no reference in refusal to the air quality and the policy has not been amended since that refusal.

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