



Climate Change and Environmental Impact Statement

This climate change and environmental impact statement has been prepared by XL Planning Ltd in support of the full planning application submitted to Mid Devon District Council for the erection of six dwellings following the demolition of the existing four dwellings at 7-10 Wordland Cross, Cheriton Fitzpaine.

The proposed design of the dwellings utilises the existing position, location and orientation of the existing and adjacent dwellings in this location to remain in keeping but whilst providing a much more energy efficient and sustainably constructed dwellings.

Solar panels are proposed on the new dwellings to maximise solar gain, the sustainability and energy efficiency of the dwelling. The dwellings will also all be served by air source heat pumps to sustainably heat the dwelling and reduce the carbon emissions alongside double or triple glazed windows for heat efficiency.

Cycle storage space will be provided within the curtilages of the dwelling to also encourage the reduction in the number of vehicle movements generated. The conversion and construction principles for the dwellings will comply with the current building regulation standards and the timber frame designs provide a super-efficient form of construction.

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As the proposed plans show the scheme also provides additional plantings and wildflower meadows to ensure a net biodiversity gain as part of the scheme to ensure there is no adverse environmental impact created.

Overall, the proposed construction methods, design and materials for the dwellings ensure the impacts in relation to climate change and the environment have been mitigated against to provide low carbon and sustainable dwellings for the lifetime of the development.



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