

## **Planning Statement**

### **Construction of new dwelling, Redruth.**

The proposal is for a Construction of a new dwelling located in Redruth.

This proposal has been submitted to Cornwall Council for planning permission. A Design and Access Statement has been carried out, seeking permission for construction of a new dwelling located in Redruth.

After researching the site and the local area it has been noted that recent developments have been approved. These developments focus on the Construction of new dwellings.

### **PA13/01160 | Erection of a dwelling | 44 St Day Road Redruth Cornwall TR15 2EH**

The proposed dwelling in the application is substantially large for the site it is located on.

### **W2/PA05/00781/F | Erection of two flats | 11A Wesley Street Redruth Cornwall TR15 2EG**

The proposed dwelling in the application is substantially large for the site it is located on.

## **Cornwall Local Plan**

The Cornwall Local Plan was adopted on 22 November 2016. It provides county wide planning policy which applies up to 2030 and sets out what should be achieved through design and other matters.

We believe our planning application meets these key areas which are outlined in the Cornwall Local Plan.

### **Policy 1 - Presumption in favor of sustainable development**

The proposal is located in a sustainable location in the town center close to amenities and public transport. The Proposal will also create a dwelling which is energy efficient.

### **Policy 2 - Spatial strategy**

The Proposal will create a new dwelling which is located near the town center. The site is currently unused.

### **Policy 12 - Design**

Careful consideration has been taken when designing the proposal for it not to overpower the surrounding dwellings and not to cause any overlooking issues. This has been achieved by careful window placement, this means any windows which face other dwellings will use smoked glass.

### **Policy I3 - Development standards**

Although the proposal does not include a parking space a bike storage has been specified along with the location of the site being near bus stops and a train station, this means the site has a good amount of transport options which are all sustainable.

### **Policy 26 - Flood risk management and coastal change**

The area is located in a Flood zone I, this would be considered to be a low-risk area for flooding. A independent floor risk assessment has been carried out which includes a extract from the government mapping website. This document is submitted with the planning application.

Although the site is in a critical drainage area which means measures need to be put in place to reduce the risk of the proposal having a negative impact on local drainage.

### **Policy CI – Climate Change Principles**

With the site located closely to bus stops means public transport will be more utilized. The site is located near a number of walking paths, The proposal will also include a large amount of biodiversity this will improve the green infrastructure of the site. Where possible, use of materials which are locally sourced, with low embodied CO2 and are recyclable.

### **Policy GI – Green Infrastructure Design and Maintenance**

The proposal will include a large amount of biodiversity this will improve the green infrastructure of the site. Please see GIS document for more information.

### **Policy ALI – Regenerative, Low Impact Development**

Please see Regenerative, Low Impact Development document.

### **Policy TI – Sustainable Transport**

The proposal is located in a area which has a high amount of bus stops and a train station which means travelling can be done by public transport.

### **Policy T2 – Parking**

No new parking is proposed due to the proposal encouraging the use of public transport.

### **Policy SECI – Sustainable Energy and Construction**

Solar PV to be installed on the roof of the proposal.

### **Policy CC3 – Reduction of Flood risk**

The site is located in a critical drainage area which means special care must be taken with water removal on the site.

### **Policy CC4 – Sustainable Drainage System Design**

Please see Drainage plan for more information.

### **Parking and highways**

No new parking is proposal therefore highway should not be affected.

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