

Regenerative, sustainable, low impact development statement –

Construction of new dwelling.

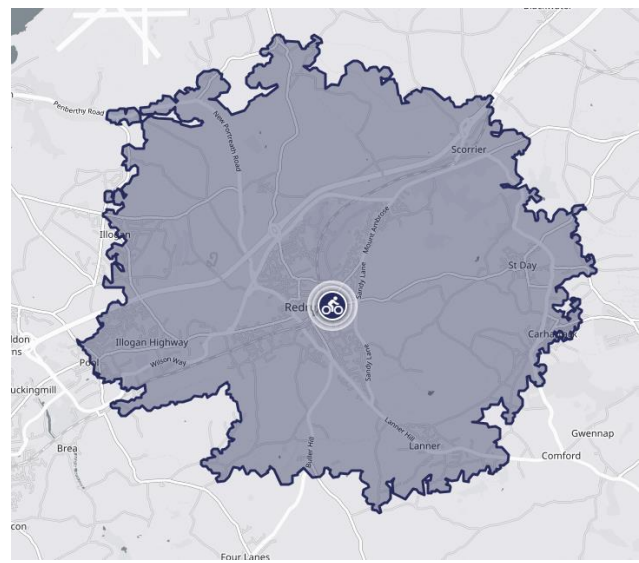
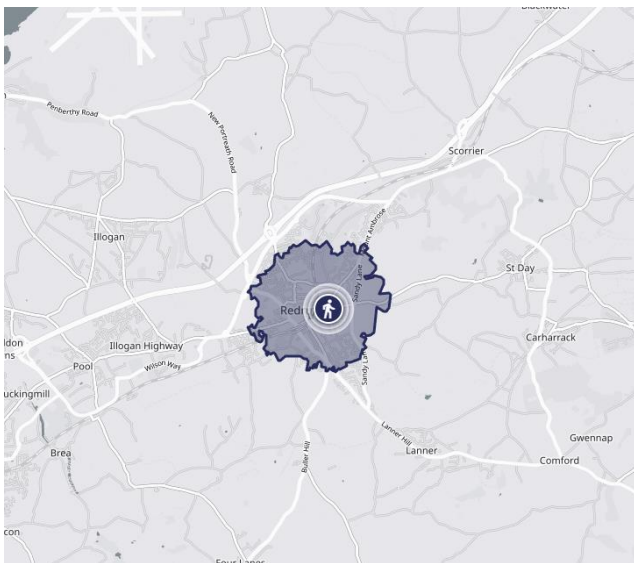
Introduction –

The site is located on St Day Road, which is predominantly a built-up area of residential dwellings with domestic gardens. The proposal is for the Construction of 1 new dwelling. The site is considered to be in a sustainable location, near infrastructure and proposed provision complies with national & Cornwall Council planning policies – particularly the February 2023 Climate Emergency DPD – Sustainable Transport with its ‘inverted pyramid’ focusing on ‘active travel’, then public transport with private travel by vehicle at the bottom of the hierarchy.

Active Travel –

Walking - With the site being located in Redruth means there is range of local amenities which are within walking distance such as Shops, Pub, Community hall and place of worship, Also within walking distance there is a number of greenspace which is known to improve wellbeing.

Cycling - With a main road being located near the site makes cycling more accessible, This would allow the most of Redruth to be accessed by cycling for 15 minutes, this means less use of private transport.



Public Transport –

Bus - Within walking distance of the site there are 21 bus stops which means there is a good range of buses and should allow for the easy use of public transport.

Rail - Within walking distance of the site there is a train station, this would allow for more options for the users in the dwellings.

Public Transport –

The site is ideally located for access to public transport

- The local bus route (Redruth – U2, 34, 365, 40, 88, 315) – The nearest bus stop to the southeast of the site approximately 90 meters away on foot. This enables bus travel – supported by Cornwall Council – Transport for Cornwall –
- Redruth station is located 250 meters on foot from the site and provides regular services to St Ives, Camborne, Truro, St Austell.

Private vehicles –

Cornwall Council planning policies aim to reduce the need to travel by private vehicles. Where active travel or use of public transport is not suitable, then the Council aims to support the use of electric vehicles. In the case of this application the following positive provisions can be made -

- Secure cycle storage can be provided, this would encourage the use of sustainable transport.
- Proximity to local amenities such as pubs and shops, all of which are in walking distance of the site, with the rest of Redruth able to be accessed by a 15 minute cycle.
- Highly insulated external walls & roof - with a 'fabric first' approach to energy efficiency.
- Use of the BRE Green Guide to Specification of building materials to assist in decision making.
- Where possible, use of materials which are locally sourced, with low embodied CO2 and are recyclable.
- High target for reduced air permeability.
- Solar PV on roof surfaces – fuelling
- Air source heat pump – Air source heat pumps are one of the most environmentally friendly ways to heat a home.
- Super insulated thermal store for hot water which will improve the efficiency of the building.
- Ambition for high SAP /EPC performance – This will be achieved with all the improvements listed above and below, this will be a massive improvement compared to the existing building on the site.
- Double glazed windows and doors – This will improve the energy efficiency of the building and require less to heat.
- Water saving measures – water consuming appliances limiting consumption to 110 lit / per person / per day.
- Rainwater harvesting, water to be used for planting and gardening uses.
- 100% LED lighting systems. On activity or Lux Level sensors (eg. CP Electronics).
- External areas encouraging biodiversity.

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Nov 2023